

**CITY OF
JACKSON
AMADOR COUNTY
CALIFORNIA
GENERAL PLAN
1981**



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CITY OF JACKSON

Amador County California

GENERAL PLAN 1981

Approved by the City Planning Commission

July 14, 1981

Adopted by City Council Resolution No. 81-68

October 13, 1981

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of the city limits is the Martell-Argonaut Heights neighborhood which contains about 200 acres.

Approximately seven square miles of the unincorporated area adjoining the City is semi-rural area where urban sanitary sewerage service is now unavailable but is anticipated to be extended. The area is principally used for low intensity agricultural uses, mostly dry land pasture which is marginal in agricultural value. About half of this semi-rural area is under Agricultural Preserve Contracts, (Williamson Act). Several large property owners have notified the City of their intent to cancel their contracts. There are about fifty to sixty dwellings in this area. Both property owners and the City expect some growth during the planning period of ten to twenty years.

The land use plan indicates that less than half of the study area may continue as agricultural and semi-rural area during the planning period. That area contains 2,880 acres and is all located outside of the City limits.

The lot size for a semi-rural non-farm residential lot will frequently be controlled by the area needed to provide a potable water supply and sewage disposal. The overall population density would probably be low.

Three square miles of area, 1,940 acres, are designated for residential use: 959 acres adjoining the City and 961 acres within the City limits. Since the residential area would have a capacity to house five or six times the number of persons who now reside in the community, much of it may remain undeveloped during the current planning period, depending on market conditions. The plan indicates three major areas for residential expansion: to the northeast, to the southwest and to the northwest. Market demand and solving the problems of development, especially providing adequate water supply and sanitary sewer services, will determine the rate and location of new residential development.

About 1,700 acres of area is designated on the plan for commercial use. Retail commercial expansion areas are located principally in the present commercially zoned areas along highways 88 and 49.

To accommodate the possibility of the location of new industrial complexes needing extensive areas, some 1,000 acres of land in and adjacent to the boundaries of the City are designated for planned development for large industrial sites. The City policy is to encourage both property owners and business to generate industrial development.

CITY AREA There are 1,546 acres of land within the City Limits. In 1979, 736 acres were in agricultural use or were idle rural land and vacant lots; 654 acres were in streets, streams and urban uses. In the urban area 252 acres were in public and semi-public institutional and open space uses; 75 acres in commercial use; and 210 acres in residential use.

COMMERCIAL AREAS Four subcategories are provided in the plan for the commercial areas: central business district, neighborhood business sites, highway oriented business areas, and a planned development area.

The central business district contains the historic center of the City along Main Street and around the County Court House. The central business district extends south to Highway 88, north to Detert Park, east to the junction of Court

T A B L E A

PROPOSED LAND USES IN STUDY AREA
OCTOBER 1981

(10.7 square miles)

LAND USE	TOTAL AREA		CITY AREA		ADJOINING AREA	
	acres	%	acres	%	acres	%
TOTAL	6,856	100.0	1,546	22.5	5,310	77.5
<u>Residential</u>						
Total	1,920	28.0	961	14.0	959	14.0
High Density	94	1.4	94	1.4	0	0.0
Medium Density	246	3.6	81	1.2	165	2.4
Low Density	1,414	20.6	620	9.0	794	11.6
Planned Devel.	166	2.4	166	2.4	0	0.0
<u>Rural Area</u>						
Total	2,883	42.1	0	0.0	2,883	42.1
AG. Contracts	2,287	33.4	0	0.0	2,287	33.4
Residential & Agricultural	596	8.7	0	0.0	596	8.7
<u>Commercial</u>						
Total	1,699	24.8	322	4.7	1,377	20.1
Industry	477	7.0	0	0.0	477	7.0
General	99	1.4	31	0.4	68	1.0
Highway	222	3.2	102	1.5	120	1.7
Gen. Bus. Dist.	25	0.4	25	0.4	0	0.0
Planned Devel.	856	12.5	144	2.1	712	10.4
Local	20	0.3	20	0.3	0	0.0
<u>Public, Semi-Public and Utilities</u>						
	354	5.1	263	3.8	91	1.3

This plan reflects the density and distribution of the current population and how it has grown. This data is sufficient for the City to assess growth in the future, particularly in view of the small size of the City.

While it appears that there is a substantial amount of vacant land suitable for development in the City, the individual property owners desires are always controlling. The City policy is to respect those desires, neither forcing development on centralized properties, nor requiring other property owners to wait for infilling. Therefore, any evaluations of the Plan should keep this policy under consideration.

T A B L E B

LAND USE PLAN

CITY OF JACKSON, CALIFORNIA

OCOTBER 1981

(2.42 square miles)

LAND USE	EXISTING USES		PROPOSED USES AS SHOWN ON THE GENERAL PLAN MAP	
	acres	%	acres	%
TOTAL	1,546	100.0	1,546	100.0
Agricultural and vacant	890	57.6	-0-	0.0
Streets	118	7.6	118*	7.6
Public, Semi-Public, Streams and Drains	253	16.4	145	9.4
SUBTOTAL	1,201	81.6	263*	17.0
<u>Commercial</u>				
Total	75	4.8	322	20.8
General			31	2.0
Highway			102	6.6
Central Business Dist.			25	1.6
Planned Development			144	9.3
Local			20	1.3
<u>Residential</u>				
Total	210	13.6	961	62.2
High Density			94	6.1
Medium Density			81	5.3
Low Density			620	40.1
Planned Development			166	10.7
SUBTOTAL	285	18.4	1,283*	83.0

* In addition to the present streets, approximately twenty percent, (20%), of the area in new developments will be used for streets.

and Water Streets, and west to the rear of the business area along Highway 49/88. This area includes about 25 acres of commercially zoned and used property, and 8 acres of land used for public and institutional purposes and streams.

The plan indicates that this area should be promoted and enhanced as the business core of the community. The historic buildings should be preserved so far as is feasible. New structures are encouraged to be designed to be supportive of the character of the historic area. Shops, stores and eating places catering to both the tourist and local business should be provided. Offices, lodge halls and assembly rooms are needed for the local population and to support the County seat functions. Provision should be made for a County center building complex. Such an area can be provided between Water Street on the south and the cemetery on the north. In the long range future, the elementary school will need to be replaced by two elementary schools located in the center of residential areas instead of one school located in the downtown business area.

The highway oriented commercial areas are located along Highway 49, north and south of the central business district, from the City limits on the south to the Martell area on the north. A small highway oriented commercial area is located on Highway 88 at the eastern City limits. Within the City limits there are about 97 acres of land which are highway oriented and zoned commercial. The principal uses include motels, shops, stores, garages, and automotive service stations catering to the needs of persons arriving in motor vehicles. This land use area is located between residential neighborhoods. The majority of it is vacant and on steep hillsides.

The General Plan shows local businesses and neighborhood commercial areas located along Broadway and Jackson Gate Road and in the "Wheels" and "Jones Ranch" developments. They contain 20 acres. Their function is to provide local stores, shops, offices and eating places, uses typically provided for in the present C-1 commercial zoning district although the C-2 classification is also frequently used at these locations. Several of the restaurants along the Jackson Gate Road are historical sites and enjoy a regional patronage.

The extensive general commercial area in the "Wheels" development is designated as a planned development area. 72 acres is shown on the plan with the possibility that about 15 acres more might be added along New York Ranch Road if the final development plans and market analysis prove the need for additional area and a quality of development that would be a long run asset to the community.

At the southern City limits along Highway 49, an area is designated for general commercial use. The function of this category is to provide for jobbing and warehouse centers, utility company yards, garages and heavy equipment repair shops. This classification covers 31 acres, including the garage on Highway 49/88 across from Detert Park.

RESIDENTIAL AREAS Three densities of development are provided for in the residential areas of the City: one to five dwelling units per net acre, typically zoned R-A or R-1; five to ten dwelling units per net acre, typically zoned R-1 or R-2; and twenty to thirty dwelling units per net acre, typically zoned R-2, R-3 or R-4.

About 960 acres of the City is indicated on the plan for residential use: 94 acres in high density; 81 acres in medium density; 620 acres in low density; and 166 acres in low to medium density planned development. Although a

portion of the City area is now in agricultural use or vacant area and zoned for residential use, there are almost no lots currently available for the construction of new dwellings. Practically none of the improved vacant lots are on the market but are retained for personal use. Extensive development work must be done before the large tracts such as the "Jones Ranch" and the "Wheels" projects will provide home sites.

The residential areas cluster into recognizable neighborhoods. Their location and characteristics will be described in a clockwise order starting from the north.

Jackson Gate Road/North Main Street. This neighborhood consists of a strip of residential development located on both sides of the old highway. On the average it has a medium density of development. Individual lots vary from small farms to motels. There are several historical buildings which are worthy of preservation. New developments will vary from large single dwelling unit lots to apartment houses.

The "Wheels" planned development. The residential areas of this project will vary from 8,000 square foot lots to small apartment houses with up to 24 dwelling units per net acre. All structures will be new. They should be energy efficient and oriented with consideration of the topography and views providing much needed home sites.

Hamilton Subdv., both sides of Stasal St.; north of North St. between Church St. & N. Main St. This neighborhood is fully developed with a 5,000 square foot typical lot size and one dwelling unit per lot. The area is in need of preservation to help maintain the City's supply of least cost housing. It is anticipated that there will be a limited amount of remodeling to provide additional small dwelling units and some replacement of the original structures with apartment buildings.

East Court Street/New York Ranch Road. This neighborhood is well located for group housing in relation to the County Hospital, County Court House complex, doctors' offices, and the central business district. It is expected to be converted from the present low density residential development on small to large lots to high density use with apartment and condominium buildings and nursing or convalescent homes on the larger lots.

Broadway/Southeast Central Area. There is a large variety in the development of this neighborhood. Deep narrow lots are typical in the older portion at the western end. The southwestern side of Broadway has an infiltration of small multiple dwelling units and non-residential uses. There are several historical structures. The few large parcels would provide opportunities for planned housing groups offering a variety of living spaces. Preservation and rehabilitation of the existing housing in this area is encouraged to help maintain the City's supply of least cost housing. Although the density of development will vary from segment to segment, the overall density will be in the medium, five to ten dwelling units per net acre range.

St. Sava Mission, planned development. One or two new neighborhoods can be developed in this large tract of land (over 100 acres). The specific development plans should provide for a broad range of housing needs and probably an elementary school site. Although there

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is an over supply of competitive commercially zoned sites, neighborhood shopping facilities might be provided as part of the housing development.

Clinton Road/Broadway. This new and modern neighborhood has four distinct sub areas. Apartments and condominiums are located along the northwestern side of Clinton road. A mobile home park occupies most of the block southeast of Clinton Road and southwest of Broadway. The Jackson Highlands subdivision of 75 foot and wider lots is located in the sector south of Clinton Road and east of Broadway. The southern part of the neighborhood area on both sides of Broadway has a few large undeveloped lots that are most desirable for extension of the adjoining development to the north. The only planning problems in this neighborhood will be the delineation of the boundary between residential and non-residential uses along the southern edge of the neighborhood and ensuring the most desirable development of the contiguous land to the east, which is under County jurisdiction.

Peeks Addition/O'Grady Heights/Schober Addition/Good Hope Terrace. This area has a problem of steep grades on the street connections with Highway 49 and at the northern end of Peeks Hill. Because of their hillside location some of the streets are unusually narrow. However, the overall quality of the development is good. Modern high quality housing is being constructed in the new units of the subdivisions. There are a few vacant lots. Those lots and adjoining acreage may provide for desirable continued growth in this neighborhood. The predominant development is one dwelling unit per lot. Although there are a few multiple unit buildings, the overall development is low density.

Jones Ranch. The preliminary plan, as revised in April 1981, for the development of this 290 acre ranch would provide approximately 650 dwelling units for about 1,500 persons. The housing would be a mixture of single family detached houses, duplexes, condominiums, and mobile homes or "manufactured housing." The proposed zoning is "PUD," Planned Unit Development. The central southern area would be designed for mobile homes. The western and northeastern areas would be designed for single family detached housing with some attached condominiums on the steep hillside slopes. The build out time is expected to extend over most of the current twenty-year planning period. Some large lots would provide for a suburban type of life style with normal city type services, close to the center of the City. This PUD will provide new housing for many categories of persons and is architecturally designed to enhance the hillside terrain on which it is located.

Alma Heights/Nob Hill/Mattley Hill. This neighborhood has an access problem because of the steep grade on Hoffman Street and to Highway 49. The bluff creates a natural boundary along the southern side. The typical lots are larger than average. Most of the houses are new and in good condition. There are a few vacant lots which, together with the adjoining unsubdivided land to the west, outside of the City limits, may provide for substantial continued growth of the neighborhood. The development is low density, four or five lots to the acre.

Vogan Toll Road. This area is mostly undeveloped land between Argonaut Heights and Sutter Street. It is mostly hillside land with critical access problems. It is about 50 acres in size. The development will vary from single dwelling units on large lots to apartments and condominiums. The overall density will be in the five to fifteen dwelling units to the acre range providing home sites for up to 500 persons in the future. Specific development plans should be carefully prepared to properly consider the topography, circulation, and views.

Although some of the neighborhoods described above contain vacant lots, very few of those lots are for sale. On a city-wide basis there are almost no improved residential lots for sale.

It is the policy of the City to encourage the provision of single family housing in the planned residential areas.

PUBLIC AND SEMI-PUBLIC INSTITUTIONAL AND OPEN SPACE AREAS. These areas have diverse functions which can be grouped by type of ownership or use. The most convenient categories are: public lands, county, city and school district; cemeteries; churches; and clubs and lodges.

County lands. Amador County has two clusters of development: one the Court House - County Museum - Jail - central offices complex; the other the Hospital future jail site property. There is also an office group on the old high school grounds.

The Amador County Court House and Museum area is located between North and Water Streets and Summit and Church Streets. The neighborhood includes several privately owned properties which are directly related to the County offices or are part of the historic civic center orientation of the area. These associated properties include two churches, the offices of several attorneys, title companies and engineers, the Jackson Women's Club, a lodge, and an elementary school. The area includes several older buildings of historical importance and retains a good presentation of grouping important public and private buildings into a civic center at the time the major buildings were erected.

Space needs to be provided for the future office and meeting room needs of the County. This can be provided incrementally by expansion of the County's holdings southerly to Water St. and easterly to the junction of Water and Court Streets; and northeasterly along the northern side of Court Street. An alternate to incremental expansion would be to acquire the Jackson Elementary School site. (When school enrollment grows to the point that two elementary schools are needed, the present school site would not be centrally located in its service area.)

It is the policy of the City of Jackson to encourage the County of Amador to provide its central functions in the historic county seat area. For this purpose the City will continue to maintain a development planning program that is supportive of the County's facilities.

The Amador County hospital and new Jail site area is located between Court Street and Highway 88 at the eastern City limits. A private convalescent hospital is located at the northeastern corner of Court Street and New York Ranch Road. An apartment complex adjoins the western end of the County property. There are several large lots along the northern side of Court Street facing the County property that are suitable for private and semi-public developments supportive of the County facilities such as nursing homes, convalescent hospitals and apartments.

It is the policy of the City of Jackson to encourage the property owners along Court Street adjacent to the County Hospital - Jail grounds to provide compatible supportive development. For this purpose the City will continue to maintain a development planning program that is supportive of the County's facilities.

Although some of the respondents described their work as being very busy, they did not have time for a city-wide survey. On the other hand, they did not have time for a city-wide survey.

It is the policy of the City to encourage the provision of single family housing in the various residential areas.

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City Lands. There are several categories of City owned lands, principally: city buildings and parking lots, cemeteries, corporation yard, sewage treatment plant, streets, and streams. Streets will be considered in the circulation element. The City's cemetery will be grouped with the other cemeteries discussed later in this land use element.

The principal City Buildings are the City Hall - Police Station - Civic Center building and parking lot located at the western corner of Broadway and Highway 88, and the Fire Station located on the southern side of the Hwy. 49/88 - Main Street - California Street intersection.

The City Hall/Civic Center building is new and fully occupies the site. Besides the administrative offices of the City, the building contains the meeting room of the City Council, the civic center auditorium, the police station, a large parking garage, and the local offices of the U.S. Congressman and State Assemblyman.

The fire station site is well located for response to the central high value area of the City, but the site is not adequate to house the necessary equipment. It is the policy of the City to acquire an adequate site and provide a modern building for the Fire Department when funds are available for this purpose.

The City's BUSI PARKING LOT is located on the western side of Highway 49/88 and the northern side of Jackson Creek. It was opened in 1979 and has 155 spaces.

The City's DETERT PARK is located on the eastern side of Highway 49/88 north of the Sutter Street intersection. It contains 7 1/4 acres of area. The facilities include the County Library, a swimming pool, a recreation center building, picnic grounds, and a baseball field. It is the City's policy to maintain the park in good condition and to update the facilities as they may need to be replaced from time to time, as funds become available for this purpose.

The City also owns a 1/10 acre park at the junction of Sutter Street and Highway 49/88 opposite the old high school grounds. The small divider area between the streets is occupied by the Kit Carson Mountain Men's hut.

The Kennedy Wheels and Impoundment Dam Parks contain about 22 1/2 acres altogether. The Wheels Park is located on both sides of Jackson Gate Rd. between Stark Lane and the China Graveyard Rd. It is the policy of the City to maintain this site as park and recreational land until the ownership and maintenance can be transferred to the State or to a regional or County-wide park or historic agency. The Impoundment Dam Park is proposed to be developed as a major city-wide park as development and maintenance funds become available.

The City's corporation yard is currently located on the eastern side of Church Street on an unused portion of cemetery grounds next to the elementary school grounds. While this use may be temporarily located on otherwise vacant lands in the central portion of the City, eventually it will need to be moved to a general commercial or an industrial area.

The City's sewage treatment plant is located on Jackson Creek where it leaves the city area. The site adjoins the "Jones Ranch" planned unit development. The site is too small and topographically confining to adequately provide the area needed for expansion and update. In addition it is located within a 100 year flood plain, making plant rehabilitation there financially unfeasible. State Division of Water Quality studies determined that relocation of the plant to an adequate site to the north in the vicinity of the future discharge line is the best alternative. City engineering studies currently indicate that the present plant site may be adequate for use as a pumping station.

One of the features of the City of Jackson is its streams, Jackson Creek and its four branches. In the early history of the area the junction of the streams was a frequent camping spot known as Las Botellas from the number of discarded bottles left there. In the central business area of the City, portions of the streams have been covered over or walled in. However, most of the length of the streams are open and have an attractive riparian growth.

It is the policy of the City of Jackson to encourage the maintenance of the creeks in the planning area as open attractive streams with native riparian vegetation as far as practicable, but not at the expense of overriding economic considerations.

School District Lands. The Jackson Unified School District owns three sites in the City: the Elementary School grounds, the Senior Elementary School grounds and the High School grounds.

The Jackson Elementary School grounds are located on the eastern side of Church St. at North St. and extend easterly to Court St. The whole area contains 7.4 acres. The western half is developed with the elementary school, (K-5), playgrounds, district offices, and district cafeteria. The eastern half of the site is undeveloped. The capacity of the school is: 400 students. The 1979 enrollment was 304. For the last eight years the elementary school enrollment has been quite stable at about 300 students. From 1950 through 1979 there was only a slow growth in the general population. However, starting in 1980 there has been considerable new residential development producing a population growth rate exceeding 300 persons per year. It is expected that this new population will be reflected in the need for additional elementary school capacity within five years. As the need develops, a future system of two, three, or four elementary school sites should be considered serving: (a) the northern and southern residential areas; (b) the northeastern, southeastern, and western residential areas; or (c) the northeastern, southeastern, southwestern and northwestern residential areas. At the time the growth of enrollment requires multiple elementary sites the Senior Elementary School (6-7-8) will also need increased capacity. If the elementary school is eventually removed from the present site, its reuse would be ideal for the future needs of Amador county for its county center functions.

The Senior Elementary School (6-7-8), is located on the western 11.7 acres of the old high school grounds between Hoffmaan St. and Sutter St. The site has developed playfields. The seating capacity is 200 students. The 1979 enrollment was 179. For the last six years the enrollment has averaged about 180 students.

The High School is located on a new 40 acre site at the northwestern corner of the intersection of Hoffman St., Argonaut Ln. and Stoney Creek Rd. The site is partially developed. The current capacity is 400 students. The enrollment

for the last three years has been about 300 students. There is ample area for additional facilities that will be needed during the current planning period. The surrounding area is in very low intensity use, mostly agricultural or vacant. The large commercially zoned areas at the eastern and western ends of the site should be developed so as not to be detrimental to the high school.

Cemeteries. The main cemeteries in the City are grouped together on the eastern side of Church St. from North Main St. to the Elementary School grounds. This area contains about 23 acres altogether including the Catholic, Hebrew, and municipal grounds. The unoccupied portion of the grounds is ample to serve the community's needs during the current planning period.

The St. Sava Crematoria, Chapel and Cemetery is about 1 1/4 acres in area. It is located on the eastern side of North Main St. about 500 feet northwesterly from the main group of cemeteries. It is an historic site, well maintained and a major tourist attraction.

A small, less than 1/10 acre, historic cemetery is located on the northeasterly side of Jackson Gate Rd. about 500 feet northwesterly of Raggio Ranch Road. It is unkempt. This spot should be provided proper grounds keeping, marked with a suitable identification sign, and added to the maps in the historic tour leaflets of the community.

Churches. There are eight churches serving the community. Three are located in the Argonaut Heights - Martell area and five in the City of Jackson. The sites in the City occupy about five acres altogether (excluding the St. Sava Mission Children's Campgrounds).

Clubs and Lodges. Typically the several fraternal lodges are located on the second floor of historic buildings in the central business district. The Native Sons of the Golden West and the Jackson Women's Club have adjoining buildings located in the historic civic center area at the southern corner of Court and Summit Streets. Encouragement should be given to the clubs and lodges to maintain their historic meeting rooms and buildings.

It is the policy of the City of Jackson to support and encourage private residential and commercial development throughout the study area as stated in Resolution No. 80-75. For this purpose the City of Jackson will encourage the production of individual projects and markets naturally emerging from the free market system, so far as land use needs are concerned. Therefore, it is possible that land needed to accommodate such projects and markets may generate development of some of the present agricultural lands within the planning area depending upon the property owners' desires.

C I R C U L A T I O N E L E M E N T

The circulation of people, goods, energy, and communications involves streets, rail lines, air ways, pipes, wires, and radio-TV waves. The responsibility of the City of Jackson is for local streets for the movement of people and goods over the surface of the ground and to provide sites for the rights-of-way, easements and stations of the public utilities: electricity, telephone, gas, water, and transit.

Airport. The Amador County Airport, WESTOVER FIELD, is located at Martell in the northwestern corner of the planning area, about two miles from the center of the City of Jackson. It provides for the general aviation needs of the County and direct-by-air access to the other airfields in the region.

Railroad. The AMADOR CENTRAL RAILROAD terminates at Martell in the northwestern corner of the planning area. It provides freight connections to the national railroad system.

The circulation plan of the existing and proposed: highways; major streets; collector streets; and, scenic route is shown on the map following this page.

Highways. State highway routes 49 and 88 cross in Jackson providing for the long distance travel through the region and connection to the national highway system. Left turn lanes need to be provided at the street intersections which do not have them. Provision needs to be made within the highway rights-of-way for non-motorized traffic, especially sidewalks for pedestrians where there are no walks now. The average daily volume of bicycle, equestrian, and horsedrawn vehicular traffic is very low. That small amount of low speed traffic can be accommodated by shoulder improvements where emergency parking is permitted and by use of the right hand regular traffic lanes where an improved shoulder can not be provided.

The traffic on the state highways is the major source of noise in the community. The development of uses close to the highway that are especially sensitive to noise should consider including adequate accoustical insulation in the walls of the buildings which are near the highways so that a tolerable sound level is maintained within the spaces where noise from the highway traffic would be a problem.

Major Streets. The largest volume of local traffic is carried on the radial streets providing access to and from: the center of the City; the state highways; and, the areas surrounding the City. A system of circumferential streets needs to be developed so that local traffic can go from neighborhood to neighborhood without going through the "downtown" area.

The major streets should have a 60 foot wide right-of-way with provision: for one lane of traffic plus a parking lane in each direction; or, for two traffic lanes in each direction. Sidewalks should be provided on at least one side of the street. The grades should not be over twelve percent. Non-motorized traffic would be expected to be a normal part of the traffic mix.

The existing major streets are:

Broadway, Clinton Rd., Water St., Court St. east of Water St., Main St., Jackson Gate Rd., New York Ranch Rd., China Graveyard Rd., Argonaut Ln., Hoffman St., Stoney Creek Rd., and French Bar Rd.

It will not be feasible to widen some of these streets to serve as arterial streets.

The routes suggested for new major streets are:

- * a connector between Highway 49/88 and New York Ranch Rd. through "The Wheels" development.
- * a route between Highway 49/88 at Martell and the China Graveyard Rd.
- * a route from Clinton Rd. to New York Ranch Rd. connecting with either the China Graveyard Rd. or the arterial route in The Wheels development.

When funds are available for the preparation of a long range capital improvement program for the City, engineering studies for these routes should be included.

Collector Streets. Collector streets serve the functions of: making connections between a group of local access streets and arterial streets and highways; interconnecting neighborhoods; and providing local access. They should have a 50 foot right-of-way and be passable in all weather. Grades should not exceed fourteen percent. Collector streets should normally have a traffic lane in each direction and parking lanes and sidewalks on both sides.

The existing streets which are now serving as collectors or are so located as to become a collector in the future are:

Frontier Dr., Pioneer Circle south of Quartz Circle, Shopping St., French Bar Rd. east of Hwy. 49, South Ave., Marcucci Ln., Bright Ave., Center St., North Ln., Pitt St., Court St. west of Water St., Summit St., North St., California St., Church St., Starks Ln., Raggio Ranch Rd., Argonaut St., Buena Vista Dr., Pioneer St., Amador St. north of Pioneer St., Vogan Toll Rd., Sutter St., Rex Ave., E. Sierra View Dr. - Laurel St. east of W. Sierra View Dr., Pine St., Walnut St. north of Circle Dr., Circle Dr. north of Mattley St., Mattley St., Peek St., Schober Ave., Lowe St., Perry St., Sargent Ave., and Lloyd St.

Many portions of these streets will need improvements before they will serve adequately as collector streets.

Future collector streets will need to be provided by new developments to connect their new streets with the existing street system.

Local Streets. Local streets principally provide access to individual properties for the traffic to and from each lot. They also frequently include easements for pole line and underground utilities. Local

access streets should have a 40 foot right-of-way and be passable in all weather. Grades should not exceed sixteen percent except in unusual cases. The improvements should provide for a traffic lane in each direction and at least one parking lane and a sidewalk on one side. Where steep grades can not be avoided, there should be consideration of providing a system of one-way roadways.

Scenic Route. Main Street--Jackson Gate road is a scenic and historic route from the center of the City to Martell. For many years it was the main travelled way in this area. Many historic buildings and sites are located along this old highway from the central business district to the rural area.

It is the policy of the City of Jackson to promote the preservation and character of the scenic views and the historic buildings and grounds along this route, together with business and economic growth.

Transit. Bus service is provided by Amador Stage Lines, Amador Rapid Transit and Calaveras Transit Co.

Amador Stage Lines is a commercial operation providing scheduled trips between Jackson and Sacramento and one round trip daily through Jackson between Stockton and Stateline.

Amador Rapid Transit is a public service operation. ART provides busses between Jackson, Mace Meadows, Plymouth, and Ione following highways 49 and 88. Typically four round trips are provided Monday through Friday except holidays. Variations include: an early morning trip from Mace Meadows to Jackson; only one afternoon trip from Ione to Jackson; and a midday round trip between Jackson and Sutter Hill. Due to the costs of the system, it is questionable whether the taxpayers will continue funding at the current level. The fares are too low to make it self-supportive. The City of Jackson will continue to urge that the sytem become self-supportive and will seek alternate mass transit systems provided by private entrepreneurs such as taxis and van pools.

Calaveras Transit Co. provides two round trips Monday through Saturday between Jackson and Sonora. The westbound morning trip connects with the Amador Stage Line route to Sacramento. The eastbound evening trip connects with the bus from Sacramento.

Parking. The City of Jackson provides 155 spaces in the BUSI PARKING LOT on the western side of the central business district and 80 spaces at the City Hall-Civic Center at the southern edge of the CBD. Amador County provides 170 spaces for its employees in the Court House area.

The limited spaces available on Main St. and the adjoining blocks are frequently fully occupied although there may be public use spaces available within three blocks of the core area during the busy part of the day. Preservation of the historic core area and providing more parking within that area are incompatible objectives. Incrementally, additional parking may be provided on the lots adjoining Main Street as the individual historic structures disappear due to unavoidable deterioration over time or sudden disaster. It is not feasible to change central business district uses to uses which would create a greatly enlarged demand for parking.

Outside of the parking district serving the central business area, on site parking is required to be provided in new developments.

GOAL * To promote the efficient transport of goods and the safe and effective movement of all segments of the population.

POLICIES * To make efficient use of existing transportation facilities.
 * To coordinate the transportation and circulation system with the development of new land uses where possible.

HOUSING ELEMENT
REVISION

JANUARY, 1988
ADOPTED BY THE CITY OF
RESOLUTION NO. 1988-01

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CITY OF JACKSON GENERAL PLAN

HOUSING ELEMENT REVISION

JANUARY, 1986

ADOPTED JANUARY 27, 1986
RESOLUTION NO. 86-05

CITY OF JACKSON
GENERAL PLAN

HOUSE ELEMENT
REVISION

JANUARY 1988

APPROVED BY THE
CITY OF JACKSON

HOUSING ELEMENT

INTRODUCTION

The provision of adequate and affordable housing is considered to be of critical importance by all levels of government. The State Legislature has affirmed this through a housing policy which states "The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."*

Consideration of local government housing issues is primarily focused on the general plan housing element. As one of seven state mandated general plan elements, the housing element involves extensive statutory requirements in its preparation. Government Code Section 65583 briefly details the content of the element:

"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

Section 65588 of the Government Code calls for periodic review and revision to the housing element of local government general plans. The element is to be "revised as appropriate, but not less than every five years, to reflect the results of this periodic review."** The City of Jackson General Plan Housing Element was originally adopted in 1982. This housing element revision has been prepared to better address the law's requirements, and to establish a comprehensive housing program reflective of the City's needs.

*California Government Code Section 65580(a).

**California Government Code Section 65588(b).

INTRODUCTION

INTRODUCTION

The provision of adequate and efficient housing is considered to be of primary importance by all levels of government. The State Legislature has studied this through a Housing Policy Study Group. The study of housing is an ever expanding subject, and the study committee of the Housing and Community Development Commission has been studying it in a priority of the highest order.

Development of local government housing programs is primarily based on the general plan. Housing is one of the most important general plan elements. The local government housing program is primarily responsible for the development of the local housing program. It is the responsibility of the local government to develop a housing program that is consistent with the general plan.

The housing element is a part of the general plan and is subject to change and amendment. It is the responsibility of the local government to develop a housing program that is consistent with the general plan. The housing element is a part of the general plan and is subject to change and amendment. It is the responsibility of the local government to develop a housing program that is consistent with the general plan. The housing element is a part of the general plan and is subject to change and amendment. It is the responsibility of the local government to develop a housing program that is consistent with the general plan.

Section 55000 of the Government Code states that the local government shall review and revise the housing element of its general plan. The element is to be revised at least every five years, or at the discretion of the local government. The City of Los Angeles has adopted this element and has been preparing to revise it. The local government has been preparing to revise the element and to establish a comprehensive housing program that is consistent with the city's needs.

HOUSING DATA BASE

A. Population and Employment Trends

Incorporated in 1905, the City of Jackson is the largest of the five cities of Amador County. As the county seat, Jackson also serves as the center of commerce, administration, services and culture. Jackson has also been the historic center for population growth in the county, a situation which has generally continued through the end of 1985.

With respect to population growth, the Department of Finance* has indicated that the City experienced fairly rapid growth between the 1970 Census and January 1, 1974, when the City's population rose from 1,924 to 2,340, a 21.6% increase. The population then stabilized through the end of the decade. However, the City has experienced renewed growth in the early '80's, as detailed in Table I on the following page.

In consideration of age and ethnic characteristics, "straightline" projections using 1980 Census figures have been used. The actual number of elderly individuals may be higher than estimated due to a general trend nationwide, and certainly in the Central Sierra foothills, for an older population. It is also generally the case that more elderly live in the larger foothill cities due to adequate housing being available and convenience to services.

Employment trends have been favorable for Jackson and Amador County. According to the Central Sierra Economic Development District,** the County's unemployment rate in 1984 was 10.4%, down from 13.5% the previous year. According to the District, the lower rate "was evidence of the improved business climate in general".*** The rate, however, was still higher than California's rate of 7.8%. An important factor for the higher rate was curtailment of manufacturing activities of major industrial employers. For example, American Forest Products Company's plywood plant was closed part of 1984.

Cyclical employment patterns were reflected in the seasonal fluctuations of the unemployment rate. Amador County's highest rate was 16.3% in January, as opposed to 7.2% in August. This is reflective of continued heavy reliance within the labor market on seasonally affected industries such as timber and tourism.

*California Department of Finance, "Population Estimates for California Cities and Counties 1970-1980; Report 84 E-4, Sacramento, CA, June 1984.

**Central Sierra Economic Development District, "Overall Economic Development Plan Update - 1985", Sonoma, CA, p. E-8.

***CSEDD, p. E-8.

TABLE I - POPULATION CHARACTERISTICS

	<u>Total</u>	<u>% Change</u>
<u>Population Trends</u>		
Population - 1960 Census	1,852	
Population - 1970 Census	1,924	3.89
Population - 1980 Census	2,331	21.15
Est. Population-1/1/85 D.O.F.	2,792	19.78
Projected Pop.-7/1/92 CSPC	4,120	
<u>Age of the Population - 1/1/85*</u>		
0 - 4	115	
5 - 17	398	
18 - 64	1,572	
65+	707	
<u>Ethnic Composition - 1/1/85*</u>		
White	2,690	
Black	2	
Asian & Pacific Islander	29	
American Indian & Eskimo	29	
Other	42	
Spanish Origin**	142	

*1980 Census percentages applied to the 1/1/85 D.O.F. population estimate.

**Persons of Spanish origin may be of any race.

Data Sources: 1980 Census of Population and Housing; Department of Finance Controlled County Population Estimates for 1/1/85; Central Sierra Planning Area Housing Needs Plan.

TABLE 1 - SUMMARY OF RESULTS

Year	Total	Percentage of Total	
		1950-1954	1955-1959
1950	100.0	100.0	100.0
1951	100.0	100.0	100.0
1952	100.0	100.0	100.0
1953	100.0	100.0	100.0
1954	100.0	100.0	100.0
1955	100.0	100.0	100.0
1956	100.0	100.0	100.0
1957	100.0	100.0	100.0
1958	100.0	100.0	100.0
1959	100.0	100.0	100.0

1950 Census percentages applied to the 1955-1959 population.

*Percentages of Spanish origin are of the total.

1950 Census, 1950 Census of Population and Housing, Department of Commerce, Bureau of Economic Analysis, Washington, D.C.

Table II on the following page details the employment by industry for Amador County. An indication of employment by industry distribution for city residents is presented below, as determined by the 1980 Census:

Agriculture, forestry, fisheries & mining	34
Construction	77
Nondurable goods manufacturing	23
Durable goods manufacturing	99
Transportation	15
Communications & other public utilities	48
Wholesale trade	13
Retail trade	215
Finance, insurance, real estate	53
Business & repair services	9
Personal, entertainment, recreation services	45
Health services	45
Educational services	99
Other professional & related services	44
Public administration	88

B. Household Characteristics

For the purpose of this analysis, household refers to all persons occupying a dwelling unit. Table III on page 6 details the household characteristics for the City as of January 1, 1985. While the average persons per household figure will remain steady through the projection period, there will be a significant increase of households created consistent with the population and economic growth in the community. Jackson's average household size is lower than those of the other cities and the unincorporated area; this is to be expected due to a larger number of multiple family dwellings in Jackson which generally have lower densities.

Table III also illustrates the extent to which special housing needs exist for particular groups, such as the elderly, and large families. Although no specific documentation exists locally for the housing needs of these groups, some generalizations can be made which show up throughout the foothills.

With respect to large families (5 or more members) adequate size of housing is the most common problem, and is generally a function of income; that is, the better the income, the better the ability to locate adequate housing. Assuming that income categories remain constant throughout special needs groups, 34% of the large families are low income, and 26% are moderate income. Any problems related to large families have not presented themselves to Jackson.

TABLE II - EMPLOYMENT BY INDUSTRY - AMADOR COUNTY

<u>Industry</u>	<u>Annual Ave. 1983</u> <u>No. % Share</u>	<u>Annual Ave. 1984</u> <u>No. % Share</u>	<u>Change in</u> <u>Labor Force</u>	<u>Percent</u> <u>Growth Rate</u>	<u>Change in</u> <u>Percent Share</u>
Agriculture	125 2.3%	125 2.2%	-0-	---	-0.1
Construction & Mining	300 5.5%	325 5.6%	+ 25	+ 8.3%	+0.1
Manufacturing	950 17.3%	1,000 17.2%	+ 50	+ 5.3%	-0.1
Transportation & Public Utilities	275 5.0%	300 5.2%	+ 25	+ 9.1%	+0.2
Wholesale & Retail Trade	1,225 22.3%	1,275 22.0%	+ 50	+ 4.1%	-0.3
Finance, Insurance, & Real Estate	200 3.6%	225 3.9%	+ 25	+12.5%	+0.3
Services	800 14.5%	925 15.9%	+125	+15.6%	+1.4
Government	1,625 29.5%	1,625 28.0%	-0-	---	-1.5
Total Wage & Salary Workers	5,500 100.0%	5,800 100.0%	+300	+ 5.5%	----

Notes: Employment is reported by place of work, and does not include persons involved in labor-management trade disputes, the self-employed, volunteer or unpaid family workers, or private household workers.

Percents may not equal sums due to independent rounding.

Source: California Employment Development Department/Employment Data and Research Division.

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TABLE III - HOUSEHOLD CHARACTERISTICS

	<u>Total</u>	<u>Percentage</u>
Households - 1980 Census	1,009	
Persons per household	2.18	
Households - 1/1/85 D.O.F.	1,206	
Persons per household	2.19	
Households - 7/1/92 CSPC	1,803	
Persons per household	2.17	
Large Families*	60	5.0%
Elderly Households*	436	36.2%
Handicapped Persons	177	---
Female-Headed Households*	347	28.7%
Overcrowded*	18	1.5%
Low-Income Households - 1/1/85	410	34%
Very Low	253	21%
Other Low	157	13%
Moderate	314	26%
Above Moderate	482	40%

*1980 Census percentages applied to the 1/1/85 D.O.F. household estimate.

Data Sources: 1980 Census of Population and Housing; Department of Finance Controlled County Population Estimates for 1/1/85; Central Sierra Planning Area Housing Needs Plan.

TABLE III - DEMOGRAPHIC CHARACTERISTICS

Characteristic	1960	1970
Total	1,000	1,000
Male	500	500
Female	500	500
White	800	800
Black	100	100
Hispanic	50	50
Other	50	50
Under 18	200	200
18-24	150	150
25-34	150	150
35-44	150	150
45-54	150	150
55-64	100	100
65+	50	50

*The Census Bureau's 1970 Census of Population and Housing, Summary of the 1970 Census, Table PC80-1A, U.S. Department of Commerce, Bureau of Economic Analysis.

Source: U.S. Census Bureau, 1970 Census of Population and Housing, Summary of the 1970 Census, Table PC80-1A, U.S. Department of Commerce, Bureau of Economic Analysis.

House and property are high concerns for the elderly. Elderly homeowners often face rehabilitation and reconstruction needs, while elderly renters confront the problems of meeting housing costs on limited budgets. Substandard housing is also a problem for elderly renters. Of Jackson's 436 elderly households, an estimated 148 are low income.

The needs of female headed households, nationwide, increased significantly from 1970 to 1980. A number of these households are elderly, with housing needs as expressed in the previous paragraph. Female headed households with no spouse but with children are estimated at 11, comprising 1% of the 1/1/85 households.

It is difficult to determine from 1980 Census statistics the number of handicapped person households. However, in terms of persons experiencing a work disability, 1980 Census figures reveal that 32 were in the labor force, 127 were not in the labor force and prevented from working, and 18 were not in the labor force but not prevented from working.

A figure for overcrowded households is also presented in Table III. This is a very low percentage of the City's households, and no specific needs have been revealed to the City for which a specific program response should be made.

Emergency housing in Jackson and in Amador County is limited. The Amador County Ministerial Association has funds to secure one motel room for temporary purposes. The Salvation Army and the American Red Cross can provide for similar limited and temporary accommodations. The Community Action Agency refers battered, evicted, displaced, or otherwise homeless individuals and households to the Mother Lode Women's Crisis Center in Tuolumne County or to similar shelters in Stockton or Sacramento. Dave Scaggs, minister at the Preston School of Industry in Ione, has commented that an emergency shelter in Amador County would probably be overrun with requests for assistance.

This section does not discuss the housing needs of families of inmates at the proposed state prison facility in use. This is because the EIR for the proposed prison shows the number of households included in this group to be very small and EIR states that these households are expected to locate in Stockton or Sacramento, and not the Jackson area. If actual experience proves this assumption incorrect, it should be addressed in a future update of this housing element.

C. Housing Unit Characteristics

Table IV presents the pertinent statistics for review of housing unit characteristics.

The condition of housing in the City is considered to be very good. This is generally evidenced by the low vacancy rate, and a recent sidewalk survey of residential neighborhoods which

TABLE IV - HOUSING UNIT CHARACTERISTICS

	<u>Total</u>
Housing Units - 1980 Census	1,076
Housing Units - 1/1/85 D.O.F.	1,242
Tenure*	
Owner Occupied	745
Renter Occupied	461
Vacant	36
Structure Type - 1/1/85	
Single Family Dwelling	722
2-4 units per structure	168
5+ units per structure	293
Mobilehomes	59
Costs of Housing	
Median Value	\$70,000
Fair Market Rents**	
Studio	267
1 Bedroom	318
2 Bedroom	374
3 Bedroom	473
4 Bedroom	520

*1980 Census percentages applied to the 1/1/85 housing unit estimates.

**Includes allowance for utility costs.

Data Sources: 1980 Census of Population and Housing; Department of Finance Controlled County Population Estimates for 1/1/85; Central Sierra Planning Council housing staff.

TABLE IV - HOUSING, 1960-1969

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indicates that housing to be visually sound. However, this is not to say that rehabilitation and replacement needs do not exist, which are discussed in the next section.

Overpayment for housing is generally considered to be the necessity of low and moderate income households to pay more than 25% of their gross income for housing (owner or renter). In 1980, according to Census data, at least 11% (111) of the rental households in the City were overpaying for housing; 97 were low income and 14 were moderate income.

With respect to owner occupied households, at least 6% of the total households were overpaying. 41 were low income and 21 were moderate income. There were no above moderate income households overpaying.

D. Projected Housing Need

In late 1985, the housing needs plan for the Central Sierra Planning Area was completed by the Central Sierra Planning Council (CSPC). According to the plan, it is estimated that 597 households will be added to the City during the period January 1, 1985-July 1, 1992. The specific figures by income groups are as follows:

Income Group	<u>Households</u>		<u>Percentages</u>	
	1985	1992	1985	1992
Very Low	253	397	21	22
Other Low	157	270	13	15
Moderate	314	469	26	26
Above Moderate	482	667	40	37
Total	1206	1803	100	100

E. Land Inventory

The purpose of an inventory of land suitable for residential development is to determine whether any problem exists in providing for new residential construction due to a lack of vacant land. Although some high growth communities have faced this type of problem, it is not as critical for Jackson.

Two important land development projects in process at the end of 1985 are Westview Estates and Rollingwood Estates.

Westview Estates is a mixed residential project including 50 single family dwellings, 24 duplex parcels, and 96 townhouse/condominium rentals. The variety of sizes associated with these units make them affordable to all income groups.

Rollingwood Estates is a 150 unit mobilehome park under development off of New York Ranch Road. This number of mobilehome sites will provide added housing opportunities to low and moderate income households.

Other large land areas which will serve to provide housing sites in the future include the Wheels area located just east of North Main Street (approximately 155 acres zoned Planned Unit Development), and the Jones Ranch area south of town off French Bar Road (approximately 230 acres zoned Residential Agriculture). There are numerous other, smaller sites zoned R-1, One Family through R-4, Multiple Family which will also serve to contribute future construction sites.

Development of these smaller sites could benefit from application of density bonus provisions, as allowed for by the California Government Code. Basically, a density bonus means a density increase over the maximum allowable residential density under the applicable zoning ordinance or general plan land use element when a developer agrees to provide a defined percentage of low or moderate income housing within a project.* Were density bonuses applied to appropriate developments, the City would be better able to respond to its overall residential construction needs, the particular needs of low and moderate income households, and implement an effective infill program for the small sites. Development of a density bonus ordinance has been included within the City's housing program.

Of importance in consideration of these vacant lands is the ability of public facilities and services to serve development on them. The City has recently completed a major improvement project to its wastewater treatment plant designed to address long term needs. The City is also in the process of assuming control of the water system. Even with improvements which may be needed to the sewage collection system, or to the water system, the indication is that they will be able to address short term needs as discussed in this element. However, certain projects may require on- or off-site improvements as part of project review and approval.

In reviewing government services, as vacant land the City is able to serve these areas. As they develop, the City will be required to examine service needs, and make adjustments accordingly. This is best reserved for analysis on a case-by-case basis for larger projects, or as the need develops due to the slow growth of the City.

A final consideration to be made with respect to land availability are opportunities possible under California redevelopment law. The redevelopment process "has proven to be a very effective tool to turn blighted, deteriorating, and stagnant areas into productive areas by removing blighting conditions,

*Refer to Section 65915 of the California Government Code for detail.

Development of the land is a long and difficult task which will require the cooperation of the local and national governments.

Other large land areas which are to be developed are the areas in the north and south of the country. These areas are also to be developed and the government is planning to do this.

The government is also planning to develop the areas in the west and east of the country. These areas are also to be developed and the government is planning to do this.

The government is also planning to develop the areas in the north and south of the country. These areas are also to be developed and the government is planning to do this.

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stimulating new development, and rehabilitating older structures. It has resulted in billions of dollars in private sector investment and development in recent years."* At the local level, discussion of redevelopment agency formation in the City has been very informal, and there does not yet appear to be interest in implementing a redevelopment agency. However, redevelopment may become one of the few, if not the only way, to finance future improvements to infrastructure, commercial and industrial development, and even housing.

G. Analysis of Governmental and Non-Governmental Constraints

A general plan housing element is required to review the "potential and actual" governmental and non-governmental constraints "upon the maintenance, improvement, or development of housing for all income levels". With respect to a small city like Jackson, actual constraints are few, and potential constraints are likely to be beyond the City's control, or are required of the City.

1. Governmental

- The General Plan -

The overall guide to the City's growth and development is the general plan. Required by Section 65300 of the California Government Code, the general plan covers a broad range of topics considered by decisionmakers to be of importance to a jurisdiction.

This housing element is just one part of a comprehensive approach which must be taken within a general plan. The housing element revision program undertaken by Jackson in 1986 seeks to meet projected housing needs. Further, it is the City's intent to keep the plan up to date in order to reflect changing conditions. As such, the City doesn't consider the plan to be a constraining factor, but a necessary tool to encourage housing in appropriate locations.

- Zoning -

The California Government Code also outlines the minimum requirements for providing zoning laws and ordinances implementing the general plan. It is required that zoning be consistent with the plan in order to insure that the plan's goals, policies and standards are implemented. Current zoning practice within the City serves to allocate lands permitting a variety of residential units. The land inventory reflects that

*League of California Cities, Planning Commission Handbook, Sacramento, CA, 1984, p. IV-D-1.

there is an adequate amount of land available to meet current and projected housing needs. While zoning is sometimes perceived as a constraint, it has not been used to preclude housing development in the City.

- Building Codes and Enforcement -

Quite often, building codes are viewed as a contributor to high housing costs by generating delays and requiring construction methods which increase basic costs. However, the adoption and enforcement of such codes is required of municipalities under State law. The City of Jackson has adopted the Uniform Building Code, and inspection services are performed by the City. By adopting the UBC, it is the City's intent to insure that safe and uniform construction practices are followed. Although a potential constraint exists here, enforcement of the code is not viewed locally as a contributor to not meeting housing needs.

- Fees -

Jackson's fees have been set at a level which helps defray costs associated with permit processing. The chart below compares the City's fees with other nearby cities in the Amador County area:

	<u>Jackson</u>	<u>Ione</u>	<u>Sutter Creek</u>
General Plan Amendment	-0-	\$200	\$100
Rezoning	\$150	\$100	\$100
Use Permit Review	\$150	\$ 50	\$150
Variance Review	\$150	\$ 50	\$ 50
Tentative Map	\$100	\$100	\$130 + legal

As can be seen, the fees compare favorably with the other communities. Unlike many larger, urban jurisdictions which seek to recover most or all of their costs through high fees, Jackson's fees, on the average, only recover a portion of the actual costs of processing an application.

- Permit Procedures -

Procedures for permit processing are similar to those of other small cities, and generally do not result in unnecessary delays. Applications are received at the City Clerk's office, and most are reviewed at the next regular meeting of the Planning Commission, provided that public notice requirements can be met. Some subdivision reviews or zoning or general plan amendments may require additional processing time, depending upon their complexity. The Planning Commission will usually take action and forward, as necessary, to the City Council.

Like so many other small rural communities, the City must rely upon limited staff resources to carry out project review. As a result, this does exist as a potential constraint to the timely review and processing of development applications. However, there is no documented evidence that indicates housing development has been constrained because of this.

2. Non-Governmental

- Housing Finance -

In the Jackson area, a full range of financing mechanisms are available (FHA, VA, FmHA, adjustable rate mortgage, as examples). However, interest rates associated with many of these mechanisms preclude many of the City's low and moderate income residents from entering the housing market by adding to already burdensome monthly payments. Further compounding this are other costs associated with homeownership, including obtaining enough funds for a down payment, paying loan "points", closing costs, real estate taxes, and insurance. The bottom line is that Jackson residents are no different than anyone else in trying to make the jump to homeownership. And while area loan brokers and realtors agree that the market has improved, the low and moderate income household will continue to find it difficult to realize the dream of owning their own home.

- Construction Costs -

The costs of construction rise as the rate of inflation increases. If this trend continues, and if personal earnings increase at a slower rate, it will be difficult to meet Jackson's housing needs. The problem is not helped by the fact that construction costs in California are generally the highest in the mainland United States. In the Jackson area, the cost of construction of a modest FmHA financed house is about \$40-\$45 per square foot; a custom built house is somewhat higher. It is estimated that the cost for multiple family housing is about the same, or slightly less.

- Speculation in Housing and Land -

The demand to live in the Sierra Nevada foothill communities has increased dramatically in the past fifteen years. As a result, the purchasing incentive for buyers of housing and land for speculative purposes is extremely high. Over a short period of time, inflation increases the resale value of all housing and land to the point that, once again, it is economically infeasible for many to enter into the housing market. According to contacts with local realtors, the cost of a single family lot with services available is estimated to range from \$25,000 to \$32,000.

I. Energy Conservation Opportunities

The City of Jackson is no different from any other city or county in its concern over the rising cost of energy. Addressing the opportunities for energy conservation in residential construction is but one part of a more comprehensive commitment necessary to cut energy use. The following discussion relates to potential opportunities available to the City not currently required.

Perhaps the most obvious approach is through the land use planning process. If done with attention to conservation needs, the resulting land use patterns will lead to increased energy efficiency. The development of the land use map within preparation of the land use element of the general plan update should account for this.

The City may choose to define a specific energy policy. Such a policy could set into motion future actions by the City for energy conservation actions.

Any energy element to the general plan may be a possibility. Under Section 65303(k) of the California Government Code, optional elements to the general plan may be prepared "which in the judgement of the planning agency relate to the physical development of the county or city". An energy element could result in a greater community awareness of energy concerns, leading to communitywide actions for energy conservation.

The development of a retrofit ordinance may be pursued by the City. According to the State Office of Appropriate Technology, "By the year 2000, 60 percent of the existing housing stock will have been built prior to the adoption of energy efficient building standards."* The purpose of a retrofit ordinance would be to make specific energy conserving measures upon change of ownership of the unit. Modifications could include insulation, weatherstripping ducts and pipe insulation, and installation of low flow fixtures.

*State of California, Local Energy Initiatives: A Survey of Cities and Counties in California, Sacramento, CA, August, 1980, p. 51.

The first mention of the Department of Agriculture is in the early part of the 19th century. At that time, the Department was known as the Department of the Interior, and it was responsible for the management of the public lands. The Department was created by an act of Congress in 1849, and it was then known as the Department of the Interior. The Department was responsible for the management of the public lands, and it was also responsible for the management of the Indian affairs. The Department was created by an act of Congress in 1849, and it was then known as the Department of the Interior. The Department was responsible for the management of the public lands, and it was also responsible for the management of the Indian affairs.

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HOUSING PROGRAM

As stated within the introduction to this document, Section 65588 of the California Government Code calls for periodic review and revision to the housing element. The evaluation components of this periodic revision are as follows:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
2. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
3. The progress of the city, county, or city and county in implementation of the housing element.

The City Council has previously adopted the following goal, objective and policy statements:

GOAL: Provide, through private enterprise, safe and adequate housing for all residents of the City of Jackson.

OBJECTIVE: Promote the maintenance and enhancement of the residential environment, services, and facilities.

POLICIES: Promote the preservation of the historical homes and the rehabilitation of deteriorating residential structures.

Encourage the development of vacant and underused residential lots that are serviced with adequate utilities.

Encourage developers to provide quality housing and to consider innovative techniques that will maintain quality with least cost.

Encourage householders to best maintain their structures and grounds.

When comparing these statements with the State's findings and declarations in Section 65580 of the Government Code, the City has maintained an appropriate direction toward attainment of the State housing goal.

Over the past three years since adoption of the original housing element in 1982, the City has implemented a housing program consistent with past identified housing needs. Examples of some of these implementation measures include:

- Implementation of the General Plan Land Use Map which serves as the overall plan for City development.

- Periodic amendment to the City Zoning Ordinance in order to maintain consistency between the general plan and zoning.
- Annexation of the Westview Estates area which will provide a variety of housing types to all income groups.
- Approval of Rollingwood Estates providing manufactured housing site availability in the City.
- Processing of numerous other parcel maps providing for additional housing sites, all in conformance with the general plan.
- Through the Amador-Tuolumne Community Action Agency, implementation of energy conservation measures.
- Enforcement of the Uniform Building Code as a consistent standard of review.
- Through the Central Sierra Planning Council, implementation of the HUD Section 8 Rental Subsidy Program on behalf of eligible City residents.

In consideration of the housing needs as presented in the data base portion of this element, the following represents the revised Jackson Housing Program, extending to July 1, 1992.

A. Identification of Adequate Sites

- The General Plan Land Use Map designates land for long term development, including land for housing development. The map will be kept up to date in order to reflect changing needs and conditions. Implemented as a continuous program by the City Council and Planning Commission.
- Appropriate amendments to the City's zoning ordinance will be initiated in order to maintain the required consistency between the general plan and zoning. Implemented as a continuous program by the City Council and Planning Commission.
- Continued implementation of the City's Manufactured Housing Ordinance will serve to provide the mechanism for more sites within the City for persons needing to pursue this affordable housing alternative. Implemented as a continuous program by the City Council and Planning Commission.
- The City's zoning ordinance includes provisions for planned developments, which serve to maximize the use of the land. The City will continue to use this zoning tool where applicable and appropriate. Implemented as

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a continuous program by the City Council and Planning Commission.

-Section 65864 et. seq., of the California Government Code provides for development agreements which serve to "strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development". The City has utilized this process in the past, and may do so in the future where applicable and appropriate. Implemented as a continuous program by the City Council and Planning Commission.

B. Assist in the Development of Housing for Low and Moderate Income Households

-The City encourages private sector implementation of the following federal programs:

a. FmHA 502 Homeownership Program

This program provides direct loans to qualifying low and moderate income households. 502 loans may be used to buy, build, repair, renovate or relocate a home. Loans may be for 100% of the cost.

b. FmHA 504 Rehabilitation Program

This program provides grant or loan funds to qualifying low or moderate income households for rehabilitation to housing units; needs to correct health or safety related problems.

c. FmHA 515 Rural Rental Housing Program

The purpose of the 515 program is to provide economically designed and constructed rental housing and related facilities suited for independent living for rural residents. Loans can be used to construct, purchase, improve, or repair rental housing, and as a general rule applies to multi-family housing. The 515 program has received widespread use in the City, and is a viable program for the future.

d. HUD 202 Rental Housing Program for the Handicapped or Elderly

Loan funding is available to non-profit sponsors to construct new housing or substantially rehabilitate housing for the handicapped or elderly.

2. The Commission has been asked to consider the following:

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11. The Commission has been asked to consider the following:

- The City recognizes and encourages the provisions of State law requiring density bonuses for builders who construct housing developments with 25% of the units affordable to low and moderate income households, or 10% available to low income households. Toward this end, the City will develop and implement a density bonus ordinance. Such ordinance will detail the manner in which the City will comply with density bonus provisions. This ordinance will be prepared during FY 1986-87.
- The Community Development Block Grant program, as administered by the State Department of Housing and Community Development, assists localities under 50,000 population with a variety of needs, which include housing related activities with positive impacts to low and moderate income households. Through 1985, Jackson has not been a participant in the CDBG program. However, the City will evaluate the use of the CDBG program for future eligible projects and will consider, through the required public hearing process prior to selection of a CDBG project for application preparation, housing activities which may be appropriate to be undertaken within a CDBG application.

C. Removal of Government Constraints

- The City will periodically review and update the general plan in order to keep abreast of changing needs and conditions in the area. Implemented as a continuous program by the City Council and Planning Commission.
- The City will maintain its zoning ordinance consistent with the general plan so that housing opportunities for all income groups remain available. Implemented as a continuous program by the City Council and Planning Commission.
- The City will periodically review its fees for development permits so that they represent a fair charge for review and processing of applications. Implemented on an "as needed" basis by the City Director.

D. Conservation and Improvement of the Existing Affordable Housing Stock

- Energy conservation and weatherization activities are implemented locally by the Amador-Tuolumne Community Action Agency (A-TCAA). Originally implemented by CSPC, such activities have been occurring in the area since 1976. The City of Jackson encourages that such activities continue so that the existing housing stock

can be maintained. Implemented by A-TCAA on a continuous basis.

- The City has adopted and implements the Uniform Building Code (UBC). It is the City's intent to enforce the provisions of the UBC for the purpose of setting a consistent standard for residential renovation. Implemented by the City Building Department on a continuous basis.
- Through CSPC, the HUD Section 8 Rental Subsidy Program is implemented locally, providing rental assistance to low income households. A major problem with the program is that there are not enough Section 8 "certificates" allocated to the area in order to meet the demand. Consequently, there is a long waiting list for participation in the program.

E. Promotion of Equal Housing Opportunity

- The Amador-Tuolumne Community Action Agency (A-TCAA) has been designated as the Fair Housing Authority for Amador County, including the City of Jackson. Any complaints presented to the City relating to fair or equal housing issues are to be automatically referred to A-TCAA.

QUANTIFIED OBJECTIVES

In light of the data presented herein, the resources available through federal, state, regional and local efforts, and the implementation measures to be pursued by the City, the following objectives are established relative to the maintenance, improvement, and development of housing from January 1, 1985 through July 1, 1992. The figures are based upon the need previously identified, and reflect the ability of the City to address those needs.

New Construction Sites

It is the City's objective that, based upon past construction activity and future population growth, 708 new construction sites be created. This number will allow for sites to meet new housing demand, plus additional sites to improve upon the number of vacant housing units available for sale or rent. The sites should be available to the various income groupings as follows: Very Low, 156; Other Low, 106; Moderate, 184; Above Moderate, 262. The City will assist in meeting this objective through development of a density bonus ordinance, timely review of subdivision and parcel map applications, and private sector use of loan programs to develop new housing.

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Rehabilitation

It is the City's objective that approximately 70 housing units be rehabilitated through 7/1/92. This would be primarily accomplished through private sector initiative. However, the City may participate in meeting this objective through the Small Cities CDBG program by including a component for housing rehabilitation loan or grant assistance for eligible housing units.

Conservation

It is the City's objective that approximately 100 housing units will be conserved through 7/1/92. The primary program to achieve this will be the weatherization program administered by A-TCAA. The Section 8 program administered by CSPC will also help to conserve affordability to low income households. Direct City participation will be through enforcement of the UBC, setting a consistent standard for housing conservation.

PUBLIC PARTICIPATION

The housing element revision has encouraged and solicited public input throughout the process. As required by law, two public hearings (before the Planning Commission and City Council) were conducted. Further, discussions were held with staff members from the Central Sierra Planning Council, Central Sierra Area Agency on Aging, and Amador-Tuolumne Community Action Agency in order to supplement data and needs identification.

FEBRUARY, 1987
ADOPTED RESOLUTION NO. 147
RESOLUTION NO. 147-12

It is the duty of the State to ensure that the health of the people is maintained and that the environment is protected. The State should also ensure that the people are provided with the necessary services and facilities to enable them to live in a healthy and comfortable environment. The State should also ensure that the people are provided with the necessary services and facilities to enable them to live in a healthy and comfortable environment.

CONCLUSION

It is the duty of the State to ensure that the health of the people is maintained and that the environment is protected. The State should also ensure that the people are provided with the necessary services and facilities to enable them to live in a healthy and comfortable environment. The State should also ensure that the people are provided with the necessary services and facilities to enable them to live in a healthy and comfortable environment.

REFERENCES

The following references are listed for the purpose of providing information to the reader. The references are listed in alphabetical order of the author's name. The references are listed in alphabetical order of the author's name.

CITY OF JACKSON GENERAL PLAN

NOISE ELEMENT UPDATE

2. To develop strategies for reduction of excessive noise exposure and environmental degradation by means of effective regulations in various categories of land use.
3. To protect those existing regions of the city where noise environments are deemed excessive and also those locations throughout the community deemed "noise sensitive".
4. To utilize the definition of the community noise environment, in the form of CNEL, as the noise standard as provided in the Noise Element for local compliance with the State Noise Inspection Standards. These standards require specified levels of sound to be reduced by noise reduction for new multifamily residential construction in areas where the current noise exposure exceeds CNEL for 100 dB or more.

Enacted by the State Legislature in 1971, California Government Code Section 65302(f) defines the noise element requirements as:

FEBRUARY, 1987

ADOPTED FEBRUARY 23, 1987
RESOLUTION NO. 87-12

CITY OF JACKSON GENERAL PLAN

NOISE ELEMENT
UPDATE

FEBRUARY, 2003
CITY OF JACKSON
2003 GENERAL PLAN
NOISE ELEMENT

NOISE ELEMENT

INTRODUCTION

Generally, noise is referred to as being unwanted sound. Whether it be generated by vehicular traffic, a stationary source, or even a barking dog, noise can be particularly disturbing when infringing upon one's surroundings. California's cities and counties are required to address the concerns of the "noise environment" through a noise element of the general plan. The California Office of Noise Control has established four fundamental goals of a noise element:

1. To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing, the necessary groundwork will have been developed so that a community noise ordinance may be utilized to resolve noise complaint situations.
2. To develop strategies for abatement of excessive noise exposure situations involving implementation of cost effective mitigating measures in combination with rezoning as appropriate to avoid incompatible land uses.
3. To protect those existing regions of the study area whose noise environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive".
4. To utilize the definition of the community noise environment, in the form of CNEL or Ldn noise contours as provided in the Noise Element for local compliance with the State Noise Insulation Standards. These standards require specified levels of outdoor to indoor noise reduction for new multifamily residential construction in areas where the outdoor noise exposure exceeds CNEL (or Ldn) 60 dB.*

Enacted by the State Legislature in 1971, California Government Code Section 65302(f) defines the noise element requirements as:

A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

*Office of Noise Control, Guidelines for the Preparation and Contents of Noise Elements of the General Plan, (Berkeley, 1976), p.1.

- (1) Highways and freeways.
- (2) Primary arterials and major local streets.
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems.
- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (5) Local industrial plants, including, but not limited to, railroad classification yards.
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

According to the State of California General Plan Guidelines, the noise element is the most specific in content and method of preparation.* This is due in part to the stringent requirements set forth in the law. It is also because of the input that the noise element policies and proposals could have in land use distribution.

*California Governor's Office of Planning and Research, State of California General Plan Guidelines, (Sacramento, 1980), p. 124.

SUMMARY OF NOISE DATA BASE

A. Acoustical Terminology*

The noise element is not only the most specific element to prepare, it is probably the most technical. The following terms should prove to be helpful in understanding items discussed throughout the element:

- Ambient Noise Level:** The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
- A-weighted Sound Level:** The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise. Sound pressure levels weighted using this filter are labeled dBA.
- CNEL:** Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 4.77 decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
- Decibel, dB:** A unit for describing the amplitude of sound equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
- Equivalent Energy Level, Leq:** The sound level corresponding to a steady-state A-weighted sound level containing the same total energy as a time-varying signal over a given sample period. Leq is typically computed over 1, 8, and 24 hour sample periods.

*Brown-Buntin Associates, Preparation of Airport Noise Contours - Westover Field (1986), Appendix A.

1. Introduction

The main object of this study is to investigate the ...

The results of the study are as follows: ...

The study also found that ...

It is concluded that ...

The study has several limitations ...

The study level ...

Ldn: Day-Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Lmax: The maximum A-weighted noise level recorded during a noise event.

L(n): The sound pressure level in decibels which is exceeded n% of the time during a given sample period. For example, L10 is the level exceeded 10% of the time. L(n) values are statistical descriptors of variation in the noise environment. The L10, L50 and L90 are commonly used for this purpose.

Noise Exposure Contours: Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics used most often to describe community exposure to noise.

Single Event Noise

Exposure Level (SENEL): The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the level of the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on the reference pressure of 20 micropascals and a reference duration of one second. Also described as Sound Exposure Level (SEL).

NOTE: CNEL and Ldn represent daily levels of noise exposure averaged on an annual basis, while Leq represents the equivalent energy exposure for a shorter time period, typically one hour.

B. Sources of Noise in Jackson

Major noise sources include households, construction equipment, vehicles, ground stationary sources from American Forest Products (AFP), and from air traffic at Westover Field. The discussion on household noise is limited due to limits on control the City has over such noise. Construction equipment is discussed since it can be controlled, although its transient nature makes it less of a long term intrusion. Vehicular noise is of concern, particularly as it relates to State Highways 49 and 88. AFP is a potential noise generator; however, indications are that noise impacts due to AFP operations are insignificant

considering other highway and airport noise in the area. Finally, recent data generated as a result of analysis noise levels attributable to Westover Field is presented.

1. Household Noise

The growth in population and rise in standards of living have resulted in more families having more appliances. The following table illustrates the noise level and weekly operating time of several appliances and tools used about the home.

The table is used to illustrate that, on the average, the middle income person who spends most of the working day at home could be subjected to the above noise as much as 20 hours per week and the lower income person could be exposed to as much as 4.8 hours of noise from appliances.

TABLE 1

USE OF NON-CONTROLLABLE NOISE-PRODUCING APPLIANCES AND TOOLS IN TYPICAL HOUSEHOLDS

		Household #1*	Household #2**
	Average dB(A)***	Total Minutes per week	Total Minutes per week
Major Appliances			
Clothes Washer	64	315	210
Vacuum Cleaner	70	90	50
Clothes Dryer	57	210	--
Room Air Conditioner	58	(full-time, seasonal)	--
Dishwasher	65	472	--
Food Disposal	70	1	--
Household Appliances			
Food Mixer	69	10	15
Can Opener	69	2	--
Sewing Machine	72	15	15
Food Blender	76	3	--
Electric Shaver	64	14	--
Power Tools			
Saw, Drill, etc.	83	10	--
Mower	(Varies)	30	--
Edger	81	30	--
Trimmer	81	4	--

*Two adults, three children (1 pre-school, family income \$16,000.

**Two adults, family income \$8,000.

***Measurements taken three feet from source during household survey.

Source: Environmental Protection Agency, Bolt, Beranek and Newman, Inc., Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, (1971), p. 104.

considering other things and things which are the same. Finally, there are some things which are the same in some respects but different in others.

1. Introduction

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The first is a generalization and the second is a specific. The first is a generalization and the second is a specific. The first is a generalization and the second is a specific. The first is a generalization and the second is a specific.

2. Conclusion

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THE END OF THE WORLD IS NOT NEAR

Year	Population	Area	Population	Area	Year
1950	1,500,000,000	1,500,000,000	1,500,000,000	1,500,000,000	1950
1960	2,000,000,000	2,000,000,000	2,000,000,000	2,000,000,000	1960
1970	2,500,000,000	2,500,000,000	2,500,000,000	2,500,000,000	1970
1980	3,000,000,000	3,000,000,000	3,000,000,000	3,000,000,000	1980
1990	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	1990
2000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	2000
2010	4,500,000,000	4,500,000,000	4,500,000,000	4,500,000,000	2010
2020	5,000,000,000	5,000,000,000	5,000,000,000	5,000,000,000	2020
2030	5,500,000,000	5,500,000,000	5,500,000,000	5,500,000,000	2030
2040	6,000,000,000	6,000,000,000	6,000,000,000	6,000,000,000	2040
2050	6,500,000,000	6,500,000,000	6,500,000,000	6,500,000,000	2050
2060	7,000,000,000	7,000,000,000	7,000,000,000	7,000,000,000	2060
2070	7,500,000,000	7,500,000,000	7,500,000,000	7,500,000,000	2070
2080	8,000,000,000	8,000,000,000	8,000,000,000	8,000,000,000	2080
2090	8,500,000,000	8,500,000,000	8,500,000,000	8,500,000,000	2090
2100	9,000,000,000	9,000,000,000	9,000,000,000	9,000,000,000	2100

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2. Construction Noise

Because construction noises are transient, there has not been a concerted effort to reduce the noise levels of the equipment involved. As the City expands and as the older areas are renewed and rehabilitated, the noise from construction will be more noticeable. The following table lists the types and noise levels of equipment used during the different phases of construction.

TABLE 2

NOISIEST EQUIPMENT TYPES OPERATING
AT CONSTRUCTION SITES*

	Construction Type		
	Domestic Housing	Office Buildings	Public Works
Ground Clearing Excavation	Truck (91)	Truck (91)	Truck (91)
	Scraper (88)	Scraper (88)	Scraper (88)
	Rock Drill (98)	Rock Drill (98)	Rock Drill (98)
Foundations	Truck (91)	Truck (91)	Truck (91)
	Concrete Mixer (85)	Concrete Mixer (85)	Concrete Mixer (85)
	Pneumatic Tool (85)	Pneumatic Tool (85)	Pneumatic Tool (85)
Erection	Concrete Mixer (85)	Derrick Crane (88)	Paver (89)
	Pneumatic Tool (85)	Jack Hammer (88)	Scraper (88)
Finishing	Rock Drill (98)	Rock Drill (98)	Truck (91)
	Truck (91)	Truck (91)	Paver (89)

*Numbers in parentheses represent typical dB(A) levels at 50 feet.

Source: Environmental Protection Agency, Bolt, Beranek and Newman, Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, (1971), p. 27.

2. Introduction

These experimental results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments. The results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments. The results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments.

Table 1

RESULTS OF EXPERIMENTAL STUDY

Experimental Data

Parameter	Value	Unit	Parameter	Value	Unit
Temperature	25.0	°C	Temperature	25.0	°C
Pressure	1.0	atm	Pressure	1.0	atm
Concentration	0.1	mol/l	Concentration	0.1	mol/l
Time	10.0	min	Time	10.0	min
Flow rate	1.0	ml/min	Flow rate	1.0	ml/min
Volume	10.0	ml	Volume	10.0	ml
Mass	1.0	g	Mass	1.0	g
Length	10.0	cm	Length	10.0	cm
Width	1.0	cm	Width	1.0	cm
Height	1.0	cm	Height	1.0	cm
Area	1.0	cm ²	Area	1.0	cm ²
Volume	1.0	cm ³	Volume	1.0	cm ³
Mass	1.0	g	Mass	1.0	g
Length	10.0	cm	Length	10.0	cm
Width	1.0	cm	Width	1.0	cm
Height	1.0	cm	Height	1.0	cm
Area	1.0	cm ²	Area	1.0	cm ²
Volume	1.0	cm ³	Volume	1.0	cm ³
Mass	1.0	g	Mass	1.0	g

These results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments. The results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments.

These results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments. The results are presented in Table 1. It is noted that the results are similar to those obtained in the previous experiments.

3. Vehicular Noise

Noise generated by autos and trucks on State Highways 49 and 88 represent the principal contributor to local noise. Noise contours for Highway 49 were prepared in 1980 by Caltrans District 10 staff. The contours were based on projected 1985 traffic, so they are reasonably accurate. The descriptor used for the peak noise is Ldn. Those maps are included at the end of this element as Appendix A; they are also on file with the City of Jackson, and Caltrans District 10 in Stockton.

No recent noise contour mapping for Highway 88 could be located. According to Caltrans District 10 staff*, the contours should be similar to those of Highway 49, depending upon the amount of traffic.

Generally, Caltrans estimates that for highways containing traffic volumes below 20,000 vehicles per day (ADT), noise levels within 100 feet of a highway where traffic speeds are less than 45 miles per hour will generally be less than 65 dB, Ldn. Noise levels will usually be 60 dB, Ldn, or less beyond 100 feet. On roadways where speeds exceed 45 mph, noise levels may exceed 70 dB, Ldn, within 100 feet of the roadway. They will generally be around 65 dB, Ldn, between 100 and 200 feet of the roadway and 60 dB, Ldn, or less where greater than 200 feet from the roadway.

4. American Forest Products (AFP)

AFP is considered to be a ground stationary noise source. Overlooking the northwest portion of the City, AFP is a potential contributor to the community noise environment. However, a noise monitoring study** completed in 1986 indicates that the dominant noise sources affecting the CNEL values for this area of the City would be aircraft or highway noise, and not noise generated from the AFP site. Given this, it would appear that even though AFP is a potential noise source for the northwest portion of the City, other factors contributing to the noise environment diminish AFP noise considerations.

5. Westover Field

Noise exposure contours have been prepared for the county***, and are herein incorporated by reference. A copy of the noise report and contour maps prepared by the county may be reviewed at City Hall, or at the County Planning Department.

*Mr. Von Fuertes, Caltrans District 10 Environmental Branch, Personal Contact, February 2, 1987.

**Wilson, Ihrig and Associates, Inc., Analysis of Environmental Noise Levels at the Site of the Proposed Hilltop Development (1986), p.7.

***Brown-Buntin Associates, Preparation of Airport Noise Contours - Westover Field (1986).

The 1986 reports prepared for this area indicate that current aircraft noise is at acceptable levels for development. However, future increases in airport usage will increase noise levels. Appropriate construction features and noise insulation standards will have to be met in order to offset such increases.

Another measure to address noise concerns at an early stage of development is the County's formation of the "Airport Land Use Commission Permit Referral Boundary". Projects proposed within the boundary will be referred to the ALUC for early review and comment. To the extent that the City of Jackson is affected by this process, appropriate input will be solicited from the ALUC by the City.

GOAL STATEMENT

The following goal is established for guidance of efforts to implement the Jackson General Plan Noise Element:

"Reduce or minimize the scale of nuisance created by noise affecting residents, businesses, and visitors."

POLICIES AND IMPLEMENTATION MEASURES

The following policies are established to provide a commitment toward the stated goal. The implementation measures following each policy are actions intended to carry out that policy.

POLICY: Establish standards for ambient community noise environments.

IMPLEMENTATION: The City of Jackson has previously adopted the Land Use Compatibility for Community Noise Environments chart from the Office of Noise Control's Noise Element Guidelines. That chart continues to be a valid guideline for determination of noise compatible land use. The chart is presented at the end of this section.

IMPLEMENTATION: Utilize the Standard of Title 24 of the California Administrative Code for effective sound transmission control in new construction.

POLICY: Reduce levels of noise created by construction equipment.

IMPLEMENTATION: All grading and other heavy equipment associated with site development processes should be accoustically muffled in accordance with Caltrans Standard Specifications.

IMPLEMENTATION: On a project specific basis, construction start up time in the morning and ending time in the evening will be controlled so as to not adversely affect adjacent uses.

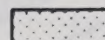
POLICY: Provide for early review and identification of potential noise concerns associated with new development.

IMPLEMENTATION: Utilize the provisions of the State CEQA Guidelines for preliminary review of projects in order to identify noise concerns.

IMPLEMENTATION: As applicable, refer project applications to the Airport Land Use Commission for such applications located within the "Permit Referral Boundary".

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL – LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL – MULTI. FAMILY						
TRANSIENT LODGING – MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						

INTERPRETATION



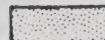
NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Com-

munity Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.



APPENDIX A
STATE HIGHWAY NOISE CONTOURS



THIS COPY

AT STATE EXPENSE







20 21
29 28

THIS COPY MADE AT STATE EXPENSE

29 28

JACKSON

Creek

RALPH LANE

FOLGER ST.

N. LACE

DETRIDION ST.

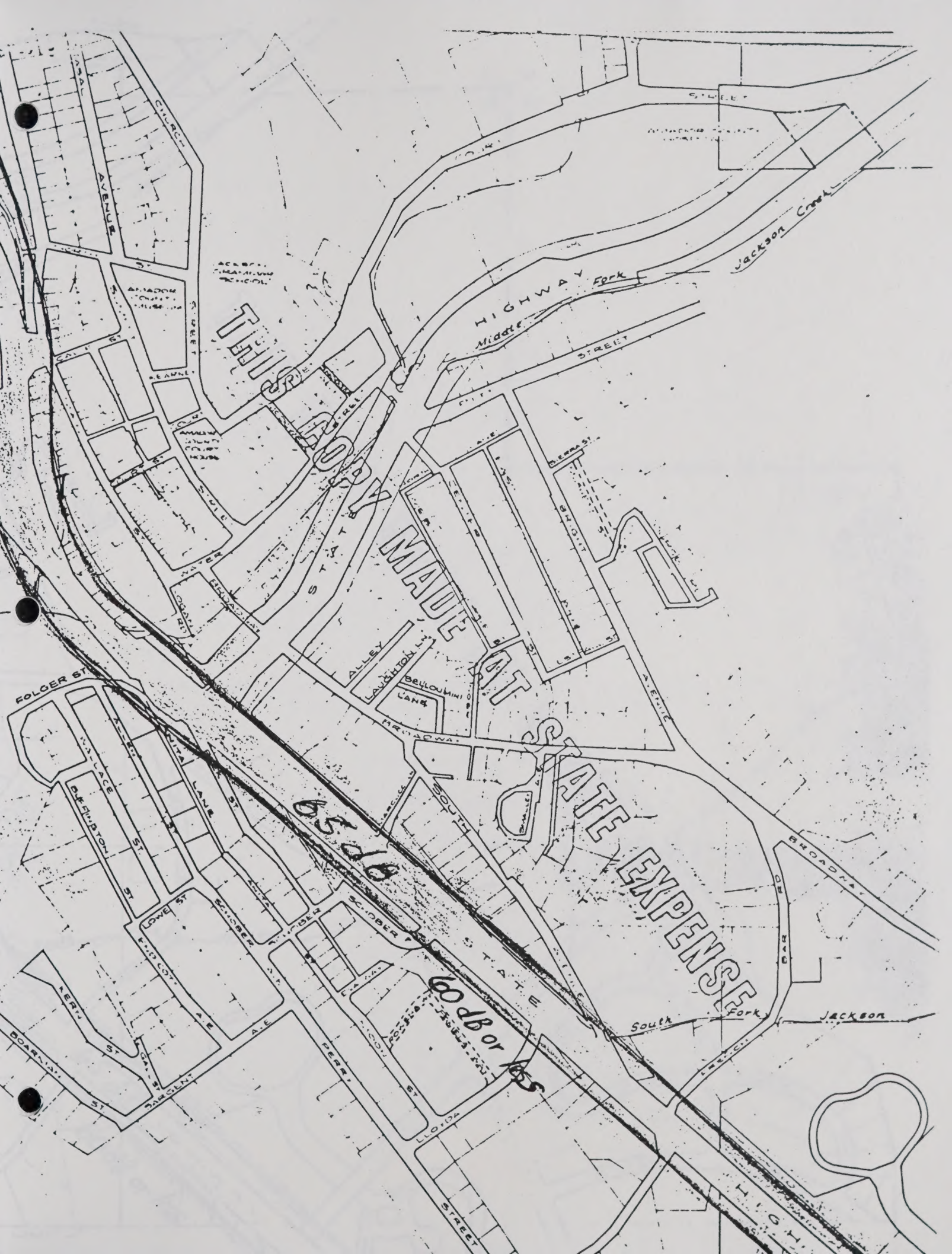
LOWE ST.

AER ST.

BOAN ST.

JACKSON











S A F E T Y E L E M E N T

GEOLOGICAL HAZARDS The City of Jackson is located in a low earthquake, (seismic), hazard area. A major earth shaking might occur with a frequency of once in 50 years. The maximum probable intensity of an earthquake in the area, (VII on the Modified Mercalli Scale) is described as:

"Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices, unbraced parapets, and architectural ornaments. Some cracks in masonry C. Waves on ponds. Water turbid with mud. Small slides and caving in along sand and gravel banks. Large bells ring. Concrete irrigation ditches damaged."

A more likely earthquake, (V on the Modified Mercalli Scale), is described as:

"Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate."

The epicenters of the highest magnitude earthquakes to be felt in this area are likely to be located along the San Andreas and Hayward faults in the Bay Area.

The "Safety and Seismic Safety Element" prepared for the Amador County Unit of the Central Sierra Planning Council describes the geologic problems in the Jackson area as:

earthquake shaking	LOW
flooding	NONE
volcanic eruption	NONE
fault displacement	LOW
landslide	MODERATE
subsidence	NONE
erosion activity	LOW
expansive soils	LOW
loss of minerals	NONE

The Jackson planning area is located on the "Mother Lode" portion of the Sierra Nevada foothills. The Melones Fault lies about one-half mile to the east along the boundary between the Calaveras and Amador formations. The Bear Mountain Fault is located about two miles to the west along the boundary between the Calaveras Formation and the Logtown Ridge. Neither fault is active and the chance of surface rupture is slight. The major geological features are illustrated on the map on the following page. The geological history is described in Appendix S-A, page S-A-1.

RESEARCHER HASARUS The City of London is located in the south-east of England, about 10 miles from the River Thames. The city is a major financial and commercial center, and is one of the most important cities in the world. It is a city of many contrasts, with a mix of old and new, of rich and poor, of power and poverty. It is a city that has shaped the world, and that will continue to shape the future.

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A more likely scenario, (if the City of London is destroyed, it will be a disaster of unprecedented scale.)

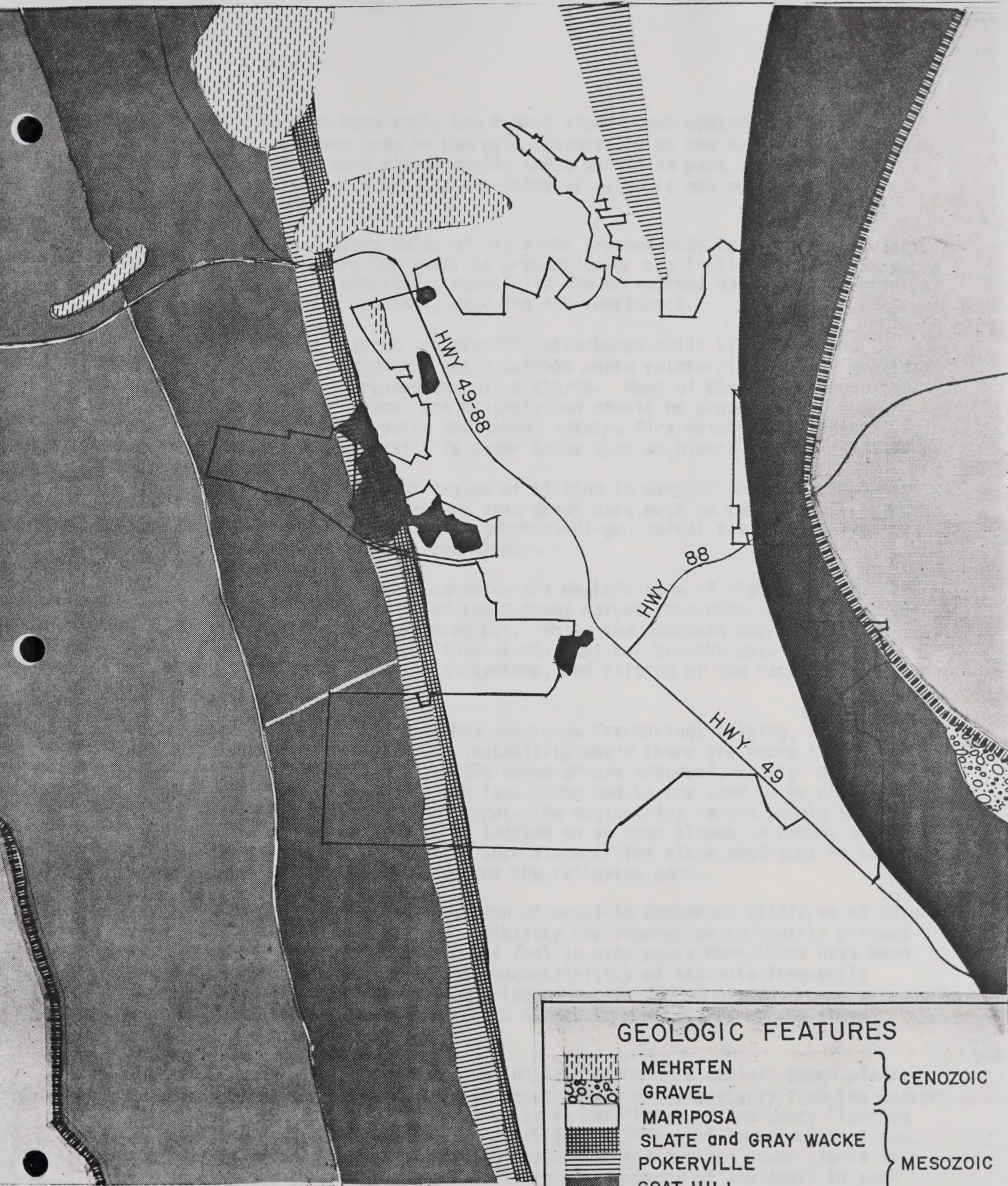
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The objective of the research is to identify the most vulnerable areas of the City of London, and to develop a plan to protect them. The research will be carried out in a number of stages, and will involve a wide range of stakeholders.

The "Safety and Security Element" of the research is a key part of the overall research, and will provide a detailed analysis of the risks to the City of London. It will also provide recommendations for how to reduce these risks, and for how to improve the City's resilience.

100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000

The research planning was carried out in the "Planning and Design" phase of the project. It involved a number of key stakeholders, including the City of London, the Home Office, and the Ministry of Defence. The research will be carried out in a number of stages, and will involve a wide range of stakeholders.



CITY OF JACKSON
AMADOR COUNTY, CALIFORNIA
GENERAL PLAN

GEOLOGIC FEATURES

	MEHRTEN GRAVEL	} CENOZOIC
	MARIPOSA SLATE and GRAY WACKE	
	POKERVILLE GOAT HILL	} MESOZOIC
	RABBIT FLAT META	
	CALAVERAS TAILINGS	} PALEZOIC
	FAULT TRACE	

Gold mining, lode or hard rock, has been a significant contributor to the economy of the Jackson area in the past, especially at the Kennedy and Argonaut mines. Those mines were closed during World War II as part of the wartime restrictions. Even with the current price of gold, it may not be feasible to reopen such mines.

The mine shafts and glory holes of old mines are man-made hazards, particularly the prospects that were too small in production or too little worked to be noted on the records. The old mines, especially the unrecorded ones, create potential problems of dangerous openings, cave-ins and subsidence.

Additional man-made hazards are pre-1955 structures built of masonry and chimneys, cornices, and second story porches where reinforcing was not provided to withstand seismic stresses and major storms. Many of the older structures, both masonry and wood frame, are historic and should be preserved but they need rehabilitation to provide structural safety, fire safety, sanitation facilities, and adequate exits in order to be used as places of public assembly.

STEEP SLOPES Due to the high angles of tilting in many of the rock sequences found in the Jackson area great care must be taken in making open cuts in rock slopes. Professional geophysical-geological advice is needed to avoid creating hazardous new rock slides.

Two existing large cuts are located on the western side of Highway 88-49: one adjacent to the southern side of the Safeway market, the other on the northern side of the Busi Minicipal Parking Lot. While the southern cut is quite stable, the rock slides in portions of the Busi cut are obvious. One can clearly see the fracturing, joint systems, and tilting of the rock strata north of the parking lot.

The bedrock in the Jackson area has undergone fracturing, tilting, faulting, and weathering creating areas of instability where there are steep slopes or open cuts. Where slopes of over 20% occur or are proposed, careful consideration must be given to any change in the land forms and to the uses to be placed or maintained on or near the steep slopes. An engineering report should be provided for all new structures to be located on or near slopes in excess of 20% and for all grading on or creating such slopes. The slope gradients in the planning area are shown on the map on the following page.

The steep slopes are also the location of possible dangerous wildfires of natural vegetation. Because of the inaccessibility the vegetation is usually allowed to grow rankly providing considerable fuel in many years when there have been favorable weather conditions. The inaccessibility of the site frequently hampers firefighting. Adequate clearing of vegetation is needed around structures and land uses that would suffer severe damage from wildfires on the steep slopes.

RANCHO SECO The Sacramento Municipal Utility District's nuclear power plant, RANCHO SECO, is located about twenty miles westerly from the center of Jackson. The Jackson planning area is in the "Extended Emergency Planning Zone" of the plant established by the California Office of Emergency Services, (OES). These zones extend up to 35 miles around the nuclear power plants in the state based on an OES study describing consequences of accidents in such power plants.

Gold mining, late or hard rock, has been a significant contributor to the economy of the Jackson area in the past, especially at the Lake City and Arapahoe mines. These mines were closed during World War II as part of the wartime restrictions. Even with the current price of gold, it may not be feasible to reopen these mines.

The mine shafts and other parts of old mines are now mostly abandoned, and the structures that were built in connection with the mines are in various stages of decay. The old mine buildings, some of which are now used as storage for equipment, are in various stages of decay.

Little coal was mined in the area until the late 1940s when a small mine was opened. This mine was closed in 1950 and has since been abandoned. The mine was located in the area of the old mine buildings, and the coal was used for local consumption. The mine was closed because of the low price of coal and the high cost of mining.

There is a small amount of oil in the area, but it is not being produced. The oil is located in the area of the old mine buildings, and it is not being produced because of the low price of oil and the high cost of production.

The existing mine buildings are located in the area of the old mine buildings, and they are in various stages of decay. The buildings are made of wood and are in various stages of decay. The buildings are located in the area of the old mine buildings, and they are in various stages of decay.

The history of the Jackson area is a long and interesting one. The area was first settled by miners in the late 1800s, and it has since been a center of mining activity. The area has a rich history, and it is a place that is worth visiting. The area is located in the state of Colorado, and it is a beautiful place to visit.

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Each county in the affected area is to develop an emergency response plan by April, 1981, to include shelter and evacuation procedures and other protective measures which could be taken if an accident occurs. The plans would include ways for preventing contaminated milk, crops, and livestock from reaching consumers. If evacuation became necessary in the Jackson area, the state highways running to the east and south, 88 and 49, are the only major roads available.

The City of Jackson is supportive of the nuclear power plant and its operation and does not intend for anything contained herein or in the adoption of any emergency planning measures to be construed as a negative comment on Rancho Seco. The City looks favorably upon such plants as a safe and cost-effective means of providing energy.

WATER SUPPLY AND FIRE PROTECTION The water supply serves three kinds of consumption: potable, irrigation, and fire fighting. The current supply is delivered by Pacific Gas and Electric Co. via open ditch to the Kennedy Reservoirs of the Jackson Water Works division of the Citizens Utilities Company. After treatment for domestic use, it is piped throughout the Jackson-Martell developed area.

The entitlement from the P.G. & E. supply is more than 1,300,000 gallons per day. An average day's distribution by the Jackson Water works in 1980 was over 400,000 gallons. The highest normal daily demand has been about 745,000 gallons. The peak consumption has been about 1,000,000 gallons per day, about three quarters of current average daily entitlement. The distribution system could deliver about five times the average daily use or more than one and a half times the average daily entitlement.

For domestic use there appears to be no safety problems with the quality or quantity of water supply during the current planning period. The developers of new sites will need to provide extensions of the distribution system to serve their projects including the off site trunk lines which will be needed to provide the required fire flows within the projects.

The maximum supply is needed for fire fighting purposes. New developments are required to install the distribution system needed to meet the Public Utility Commission's regulations or the City's requirements.

Due to the approximately 500 feet difference in elevation of the land in the service area there are bound to be significant differences in pressure in the system in spite of pressure control valves. The valves restrict the volume of the supply passing that point as well as preventing excess pressure in the lower areas. The Fire Chief noted potential supply or pressure problems as shown on the map on the following page.

There are two major conflagration hazards: one would be a major fire in the historic central business district where there are few large open spaces between buildings; the other could occur in any built up portion of the area if a broad area wildfire occurred during an extremely dry spell with a high hot wind. In the C.B.D., retrofitting the old historic buildings with sprinkler systems and fire doors would alleviate the problem. Prevention of the accumulation of dry grass and brush throughout the community would reduce the risk of wildfire damage.

Fire fighting is difficult in the Jackson area because of the steep grades. Also, there are several narrow roadways and local access streets without turnaround areas in which the fire fighting equipment can manoeuvre safely. Where the access streets are inadequate for fire protection purposes, the adjoining property owners need to evaluate the relative cost of street improvements and the reduced risk of fire and other hazards.

The water distribution company has considered the vulnerability of the supply source and has determined that there are several existing wells which could provide an alternate supply to the existing open ditch system. In the long range future if safety or growth needs require it, such wells could be used to supplement or replace the present supply. The company's priority operation is to maintain the present distribution system in good repair. Replacement lines are installed on an "as needed" basis within budgetary capability. The company also works with the developers of new sites in designing the trunk lines and local distribution lines needed to provide service to those areas.

It is the policy of the City of Jackson to inform the public of the need for prompt removal of trash, grass, weeds, and dry brush that could furnish fuel to a conflagration.

It is the policy of the City of Jackson to inspect all multistory buildings, all places of public assembly and all masonry buildings built before modern structural requirements for safety were enforced; and to promote the retrofitting of such structures with reinforcement, sprinklers, fire doors, exits, and modern safety devices to enhance the safety of the users of the premises and to prevent conflagrations.

FLOODING The historic center of the Jackson area is the junction of the branches of Jackson Creek into the main stream. There are no major dams located on the creeks upstream from the City. Flooding is confined to narrow areas along the streams, typically less than 150 feet wide, as shown on the Flood Hazard Boundary Map of the City of Jackson, California, (revised May 8, 1979), published by the Federal Insurance Administration of the U.S. Dept. of Housing and Urban Development. The flood waters seldom rise above the natural high banks of the streams. In the central business district, portions of the natural banks have been replaced with masonry walls and in a few places the North Fork has been covered over with buildings.

It is the policy of the City of Jackson: (1) to maintain the storm drainage capacity of the floodway along Jackson Creek and its branches; (2) to promote the maintenance of the floodway clear of trash and debris that would detract from the appearance of the area and might reduce the drainage capacity of the natural channel; and (3) to maintain surveillance of the floodways to ensure that encroachments or alterations do not occur which would reduce the drainage capacity of the floodways or alter the forces of the flood waters, creating new erosion patterns which would damage property.

HAZARDOUS OR TOXIC MATERIALS There are no known sources of especially hazardous or unusual toxic wastes. The State and County regulations regarding the handling, storage, transportation, use, and disposal of toxic and hazardous materials should ensure that a problem does not develop. It is the policy of the City of Jackson to have its inspectors and officials report suspected cases of violation of the regulations controlling such materials to the County Health Department.

The first thing is difficult to find the right words to describe the situation. It is a very difficult situation, and it is very difficult to find the right words to describe it. It is a very difficult situation, and it is very difficult to find the right words to describe it.

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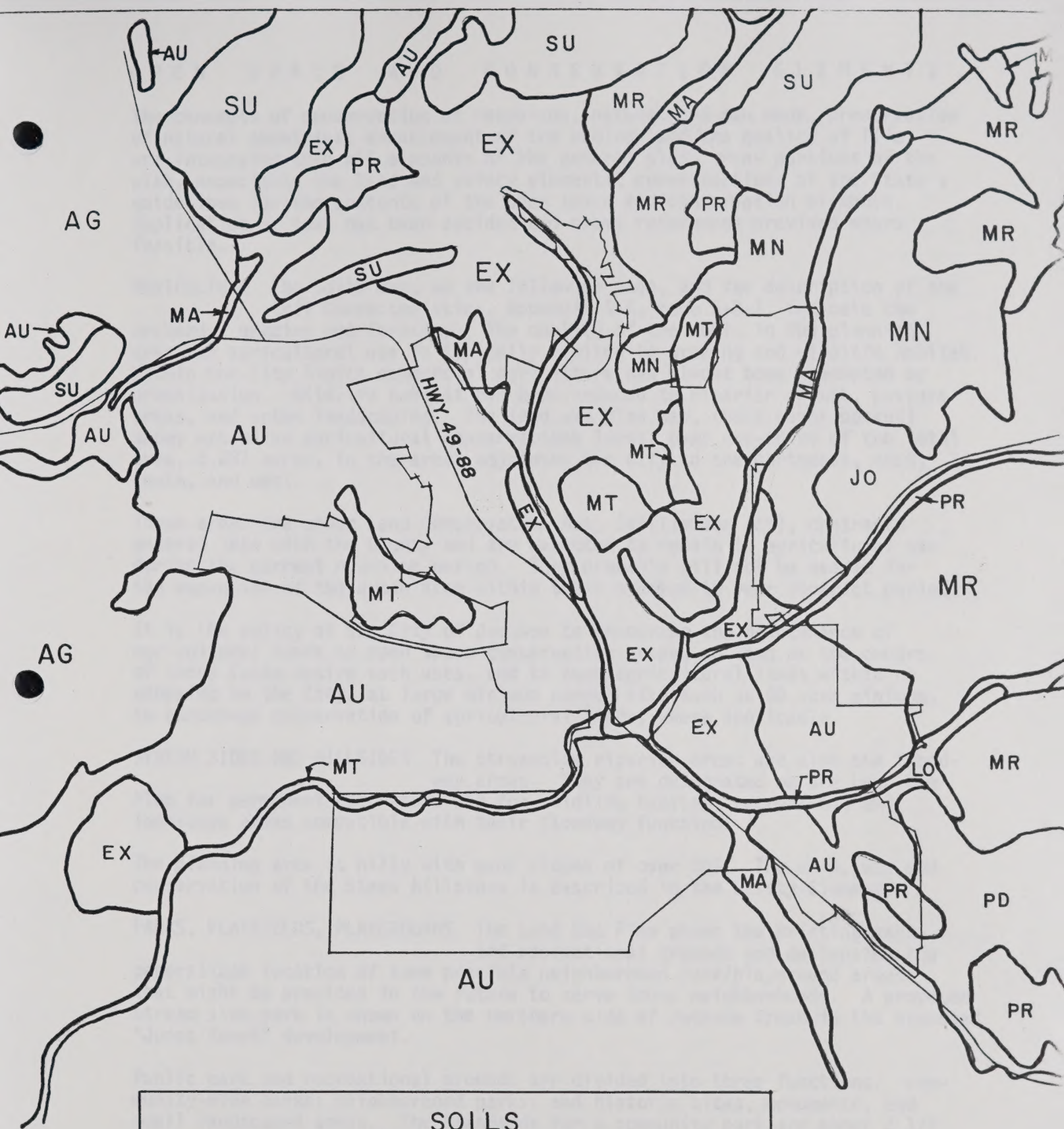
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As a general safety measure it is the policy of the City to maintain by-pass streets roughly parallel to the State Highways for use in emergencies by non-local traffic when the highways are temporarily blocked.

S-5

It is a general policy of the Government to support the development of the country in the field of science and technology. The Government has been making efforts to improve the living standards of the people and to promote the economic growth of the country. The Government has been making efforts to improve the living standards of the people and to promote the economic growth of the country.



SOILS

AG	ARGONAUT
AU	AUBURN
EX	EXCHEQUER
JO	JOSEPHINE
LO	LOAMY LAND
MA	MIXED ALLUVIUM

MN	MAYMEN
MR	MARIPOSA
MT	MINE TAILINGS
PD	PARDEE
PR	PLACER DIGGINGS
SU	SUPAN

OPEN SPACE AND CONSERVATION ELEMENTS

The concepts of conservation of resources, natural and man made, preservation of natural amenities; enhancement of the ecology and the quality of life are integrated into all elements of the general plan. Many portions of the plan, especially the land and safety elements, cover portions of the State's guidelines for the contents of the open space and conservation elements. Duplication of text has been avoided and cross references provided where feasible.

AGRICULTURE The soils map, on the following page, and the description of the Soil Characteristics, Appendix S-B, page S-B-1, indicate the orchards, grazing and forestry. The quality of the soils in the planning area for agricultural use is typically limited to grazing and wildlife habitat. Within the City limits commercial agriculture has almost been preempted by urbanization. Wildlife habitat has been reduced to riparian growth, pasture areas, and urban landscaping. The land use plan map, (back cover pocket) shows extensive agricultural conservations lands, over one-third of the total area, 2,287 acres, in the areas adjoining the City to the northeast, east, south, and west.

These areas are under Land Conservation Act, (Williamson Act), contracts entered into with the County and are expected to remain in agricultural use during the current planning period. They probably will not be needed for the expansion of the urban area within their minimum 10 year contract period.

It is the policy of the City of Jackson to encourage the maintenance of agricultural lands as open space conservation areas, so long as the owners of those lands desire such uses, and to zone agricultural lands within or annexing to the City, at large minimum parcel size such as 40 acre minimum, to encourage conservation of agricultural lands, where applicable.

STREAM SIDES AND HILLSIDES The streamside riparian areas are also the floodway areas. They are designated on the Land Use Plan for permanent open space use for wildlife habitat, recreation, and landscape areas compatible with their floodway function.

The planning area is hilly with many slopes of over 20%. The care, use and conservation of the steep hillsides is described in the Safety Element.

PARKS, PLAYFIELDS, PLAYGROUNDS The Land Use Plan shows the existing parks and recreational grounds and designates the generalized location of some possible neighborhood park/playground areas that might be provided in the future to serve those neighborhoods. A proposed stream side park is shown on the northern side of Jackson Creek in the proposed "Jones Ranch" development.

Public park and recreational grounds are divided into three functions: community-wide parks; neighborhood parks; and historic sites, monuments, and small landscaped areas. The standards for a community park are about 2 1/2 acres per thousand population with a minimum size of about 20 acres. The present city-wide park, Detert Park, 7 1/4 acres, meets the acres per population standard at this time but is well below the normal minimum size standard for a community-wide park.

AMENDED MARCH 9, 1987
RESOLUTION NO. 87-14

Detert Park is the most heavily used and most centrally located park in the City, and probably in the County, for the purpose of active recreation. Detert Park is located in the central business district of the City within very close walking distance to the most densely populated and commercialized areas. As such, it receives constant use by all age groups and categories of persons whether residents or tourists, preschoolers or senior citizens. Detert Park contains the most facilities for active recreation available in the County. It has a regulation size Little League baseball field, a tennis court, a handball practice court, a volleyball court, horseshoe pit, a substantial number of picnic tables and barbecues, and the largest collection of active play equipment (swings, slides, etc.) in the County. In addition, Detert Park has a swimming pool and bath house which is becoming inadequate because it is used not only by city residents but also by county residents and tourists. The Jackson Municipal Pool is the only pool in the County that offers swimming lessons to preschoolers and the handicapped as well as school age children. Thus, Detert Park provides a great variety of important recreational functions in a central location. The City Council will continue to maintain, upgrade and improve its facilities as monies become available.

The area standard for neighborhood parks and playgrounds is 2 acres per 1000 population, with a minimum size of 5 acres if adjoining a public school or 10 acres when separate from a school grounds which provides meeting rooms, rest rooms, equipment rooms, and parking lot. A neighborhood park-playground should be located within a half mile walking distance of all residential areas.

The three public school sites: Elementary - 7.4 acres, Senior Elementary - 11.7 acres, and High School - 40 acres provide playground and playfield space adequate for the open space recreational needs of their immediate neighborhoods.

New neighborhood park/playgrounds will be needed as the urban area develops. They are indicated on the land use plan in the future residential areas about evenly spaced around the perimeter of the existing built up area. Normally neighborhood park/playgrounds are 5 to 10 acres in size. Although underdeveloped land may be reserved for future use, if there is no reasonable prospect of providing adequate maintenance and operation funds, it would be better to provide fewer sites that are well developed, maintained, and operated than to have unkempt and unsupervised sites which may lead to fire, health and police problems. Land area or "in lieu fees" and original improvements for a park shall be provided by the developers of new residential neighborhoods. Maintenance and operation of local parks and playgrounds can be provided by a home owners association or an assessment district.

The Wheels Park is a major point of historical interest in the Mother Lode region. It is located in the northern part of the City on both sides of Jackson Gate Road. The park preserves the historic remnants of a portion of the Kennedy Mine operations. It contains about 8.4 acres. When the State or a regional park system is in position to take over the care and operation of these historic sites, they should be transferred to that jurisdiction.

The Kennedy Impoundment Dam park of 14 acres is located in the center of the proposed "Wheels" planned unit development. It is proposed to be developed as a community-wide park with playfields, tot lot and landscaped quiet areas as funds are available for development, maintenance and operation. It will supplement Detert Park in providing the needed community-wide playfield facilities as well as providing local park and playground space.

St. Sava Mission provides a children's camp of about seven acres within the Mission's large property in the southeastern part of the City. The land use plan encourages the Mission to maintain that desirable campground operation on its property.

In the proposed "Jones Ranch" planned unit development a park of about 9 acres is proposed along the northern side of Jackson Creek. It should be maintained as a natural area park which together with the riparian area along the creek will help to maintain important wildlife habitat. The floodway-riparian areas along the streams within the City total about 45 acres.

Amador County maintains a museum and park on the 1.6 acre block bounded by Summit, Church, North, and Kearny Streets. The museum and grounds is part of the old historic center of Jackson and a popular stopping point for persons visiting the Mother Lode region.

Caltrans provides an overlook area on the western side of highway 49/88 at the northern entrance to the City. Good displays are provided which identify the major historic features to be seen from this spot. Although the site is only about an acre in size, it is one of the special features of the Jackson area for the visitor.

At the intersection of Sutter Street and Highway 49/88 the City maintains a small park containing the Kit Carson Mountain Men's Hut. The site provides landscaping for the sharp angle intersection as well as an assembly place for the civic organization which helps preserve the history of places and customs in the foothill area.

POLICIES It is the policy of the City of Jackson to preserve the floodway, riparian, and steep hillside areas as far as practicable, but not at the expense of overriding economic considerations.

It is the policy of the City of Jackson to have the developers of large residential areas provide neighborhood parks and playgrounds for their developments.

OPEN SPACE, PARK, PLAYFIELD, AND PLAYGROUND AREA

Type of Area	Acres
SCHOOL GROUNDS	59
Elementary School	7
Sr. Elementary School	12
High School	40
PARKS	92
Detert	7
Wheels	9
Impoundment Dam	14
Jones Ranch	9
Mountain Men	-
Proposed Neighborhood	50
Overlook	1
County Museum	2
ST. SAVA CAMP	7
FLOODWAY - RIPARIAN AREAS	45
Sub Total	203
AGRICULTURAL PRESERVES	2,287
Total	2,490

MINERAL RESOURCES The soils in the Jackson area are relatively shallow, (0 to 5 feet), and of limited quality for export. There is little likelihood that they would be mined commercially except for local gravel pockets that are suitable for construction aggregates. Rock suitable for crushing for fill and aggregates is available throughout the region. Selected rock may be used in the manufacture of bricks, blocks, and tile. The largest "open pit" operation is expected to be the removal of 150,000 tons of sand from a mine tailing deposit in the Wheels Planned Unit Development site. Within the City limits urbanization has preempted the opening of new open-pit areas.

State mandated environmental concerns are the major obstacles to reopening an old gold mine or starting a new deep mine. If the state regulatory agencies can be satisfied, the value of the minerals in the deep mines may offer economic opportunities. A full environmental impact report and adequate

mitigation of any adverse impacts would be required by the state before the starting up of a new mine or the reopening of a closed one.

The pollution prevention responsibilities of the State and the regional control boards are considered adequate to maintain the desirable quality of the air and water resources in the area. If a local problem develops or is foreseen, it is the policy of the City to adopt the regulations or controls which are required by the State or by regional boards to supplement the State and regional regulations needed to maintain a healthful living environment in the City. The City will preserve the terrain within the city limits by extension of the application of the County's grading and surface mining regulations to the City's jurisdiction or by the preparation and adoption of specific grading and mining regulations for the City.

To prevent pollution by waste waters it is the policy of the City to complete and maintain the sanitary sewerage and waste water treatment system now being designed.

GENERAL GEOLOGICAL HISTORY

Appendix S-A

The oldest rocks of Amador County are the result of marine sediment deposition with subsequent metamorphism during Permian time of the Paleozoic era. These rocks are known as the Calaveras Formation which consists of: metachert, greenstone, quartzite, slate, greenschists, and limestone. At the end of the Paleozoic era the marine basin was partially destroyed and a mountain chain created.

By the middle of the Jurassic era the sea again covered Amador County. This marine deposition is identified as the Cosumnes member of the Amador Formation, but it is not evident in the immediate Jackson area. Submarine vulcanism also took place resulting in the Logtown Ridge formation of the Amador rock group. Those evident are coarse mafic volcanic breccia, tuff, agglomerate and andesite, (greenstone). Further sedimentary deposition gave rise to the Mariposa Formation: a strata of dominantly grey slates, tuff, graywacke, and conglomerate.

The end of the Jurassic period brought extensive crustal deformation resulting in the withdrawal of the sea and the rise of a folded mountain range. Concurrent with the destruction of the sea basin was the intrusion of peridotite, (now serpentine), into the marine sediments. Granitic rocks were emplaced during the end of the folding sequences, giving rise to faulting and resultant hydrothermal vein deposition of gold, copper and zinc.

By the onset of the tertiary era the folded Sierra Nevada mountains had undergone severe erosion for 20-30 million years creating broad river valleys and low elevations. The hydrothermal veins were also deeply eroded causing heavy metal placer deposits in the ancient stream channels. Continuous attack on the bedrock caused deep weathering, resulting in extensive clay and quartz sand deposits. The sub-tropical climate of the time is also responsible for forming deposits of lignite.

Extensive vulcanism occurred in the middle of the tertiary period. So much ash fell that the stream channels were buried and the whole drainage system was altered. Subsequent stream channels are lean by comparison to the ancient Tertiary pre-volcanic channels in quantity and quality of placer deposits.

In the late Tertiary and through the Quaternary periods major uplifting, glaciation, erosion and deposition contributed to the present day physical topography.

The three major rock sequences found in the vicinity of Jackson have direct control on the resultant soil types.

CALAVERAS These marine deposits are exhibited as highly contorted, poorly bedded, blackish-grey recrystallized cherts and quartzites. Also present in smaller amounts are greenstones, low grade carbonaceous slates, mica schists, and limestone. These strata strike north to northwest with a high angle of dip to the east. From these parent rocks the following soil series developed: Auburn, Exchequer, Josephine, Mariposa, and Maymen.

AMADOR (COSUMNES & LOGTOWN) Cosumnes is stratigraphically the lowest and consists of metamorphosed sandstones, conglomerates and volcanics. The upper sequence, Logtown Ridge, has fine grained

volcanic andesitic porphyries, tuff and slate. Upon decomposition these rocks yield the Argonaut, Auburn, and Exchequer soils.

MARIPOSA This formation is dominated by marine sediments that have been metamorphosed into slate. Upon decomposition Auburn and Exchequer soils are also produced.

See the map following page 0-1 for Soils of the Jackson study area. See Appendix S-B page S-B-1, Soil Characteristics, for a summary of each soil type and their potential hazards and agricultural suitabilities.

B I B L I O G R A P H Y

Carlson, Denton W. and Clark, William B., Mines and Mineral Resources of Amador County, Reprinted from the California Journal of Mines and Geology, Volume 50, No. 1. pp. 149-285, January 1954.

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Jenkins, Olaf, Geologic Guidebook Along Highway 49, Sierran Gold Belt, Bulletin 141, State of California Division of Mines, September 1948.

Sketchley, Harold R., Soil Survey of the Amador Area, California, United States Department of Agriculture and California Agricultural Experiment Station, Series 1961, No. 26.

Van Nort, Diane R. (Wolf), Original manuscript.

agitation committee members that will. When the committee is formed, it will be the duty of the committee to see that the agitation is carried out in a proper manner.

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Appendix S-B SUMMARY OF SOIL CHARACTERISTICS

Soil & Symbols	General Description	Potential Hazards	Agriculture
Argonaut AnD, AoD	Undulating up to hilly soils, outcrops up to 25% of surface, rocks up to 25% of soil, slope up to 31%. Soil less than 1 ft.	Moderate to severe erosion, high potential for post construction settlement, severe limitation for septic fields.	Rangeland, limited vineyards, irrigated pasture.
Auburn ApD, AsD, AsE, AtE, AtD, AuD, AvE, AxD, Arc	Nearly level to very steep, 5 to 40% outcrops on steep slopes, slopes to 71%. Soil less than 1 ft.	Moderate to very severe erosion, cracks readily upon settling, severe limitations for septic tanks.	Rangeland.
Exchequer EcD, ExD, ExE	Undulating to steep, metabasic outcrops up to 50%, slopes to 31%. Soil less than 1 foot.	Very severe erosion, cracking, settlement, severe limitations for septic tanks.	Limited grazing, browse for wildlife.
Josephine JsE	Undulating to steep, slaty fragments, slopes to 51%. Soil to 3 feet.	Moderate erosion, high degree of settlement cracking, moderate limitations for septic tanks.	Timber, summer grazing, small family orchards.
Mariposa McE, MdE, McD, MbD	Gentle to steep, schist outcrops on steep slopes, slopes to 51%. Soil to 2 feet.	Severe to very severe erosion, high cracking, severe limitations for septic tanks.	Timber, grazing
Maymen MhE	Hilly to steep, tilted slates, common outcrops, slopes to 51%. Soil to 1 foot.	Severe to very severe erosion, high cracking, severe limitations for septic tanks.	Protected watersheds, wildlife areas, limited grazing.
Mine Tailings Mn	Very stoney in rivers and creeks.	Subject to flooding.	
Mixed Alluvial Mo	Alluvial terraces near creeks.	Subject to flooding and cracking.	Grazing, timber.
Placer Diggings Pw	Poorly sorted stones near dams and streams.	Subject to flooding.	Limited grazing.
Pardee PaD	Gravelly loam 2 feet deep over weathered conglomerate. Slopes to 31%. Fragments up to 60% of soil mass.	Moderate to severe erosion. Severe limitation for septic tanks.	Grazing.
Loamy Alluvial Lo	Recent alluvial deposits adjacent to streams.	Subject to flooding. Severe limitations for septic tanks.	Home orchards, gardens, irrigated pasture.
Supan SyD, SdX, SyE	Undulating hills to steep. Cobbly loam 1 to 5 feet over weathered conglomerate. Slopes to 51%, cobbles to 50% of soil mass.	Moderate to severe erosion. Moderate limitations for septic tanks.	Grazing, limited vineyards.

Appendix 2 - Summary of Soil Characteristics

Soil Profile	Soil Description	Soil Characteristics	Soil Profile
Profile 1	Topsoil, 0-10 cm, dark brown, silty clay, medium texture, 15% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Topsoil, 0-10 cm, dark brown, silty clay, medium texture, 15% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 1
Profile 2	Subsoil, 10-20 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 10-20 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 2
Profile 3	Subsoil, 20-30 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 20-30 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 3
Profile 4	Subsoil, 30-40 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 30-40 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 4
Profile 5	Subsoil, 40-50 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 40-50 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 5
Profile 6	Subsoil, 50-60 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 50-60 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 6
Profile 7	Subsoil, 60-70 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 60-70 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 7
Profile 8	Subsoil, 70-80 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 70-80 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 8
Profile 9	Subsoil, 80-90 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 80-90 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 9
Profile 10	Subsoil, 90-100 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Subsoil, 90-100 cm, light brown, silty clay, medium texture, 10% organic matter, 1.5% water, 1.5% air, 1.5% solids.	Profile 10

ENVIRONMENTAL IMPACT STATEMENT

Project Description: Updating of the required elements of the General Plan of the City of Jackson, California, covering the City and an area extending approximately one-half mile outward from the city limits. The proposed plan conforms with the General Plan Guidelines adopted by the Office of Planning and Research, September 10, 1980.

The plan design and text have considered the relative desirability of the planning area for location of the various uses needed to serve the community and those actions needed to enhance wildlife habitat and to avoid pollution of the air, water, soils and environment.

Alternate Plans: 1. No Plan. This is not a permissible alternate as the state law requires that the plan be updated.

2. More Growth versus Less Growth. The plan provides for normal growth without inducing growth that would not occur anyway.

3. Alternate Plans. It is possible to design innumerable alternates. Studies were reviewed by the Planning Commission, at public meetings, of designs based principally on the existing uses of the land and buildings versus designs based principally on the existing zoning districts and, in both alternates, the opportunities and need for additional uses, structures and facilities to serve the community. The current proposal represents the combined judgement of the Commission and the consultant as to the most suitable plan that could be brought to formal hearing at this time, taking into consideration the input from the citizens of the community so far; the existing development and conditions in the study area; the mandates of the state law; the state's general plan guidelines; and the available financial and personnel resources.

Summary: There are no significant adverse environmental impacts. On balance, the cumulative effects of the impacts are beneficial to the environment and to society.

<u>Findings Of Significance</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(a) Does the project have the potential to degrade the quality of the environment, or curtail the diversity in the environment?			X
(b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			X
(c) Does the project have impacts which are individually limited, but cumulatively considerable?		X	
(d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

ENVIRONMENTAL IMPACT CHECKLIST

Project Sponsor: Jackson City Planning Commission
 Location: The City of Jackson and Environs
 Contact Person: Earl D. Fraser, 2237 Ehrborn Way
 Sacramento, CA 95825; (916) 927-2547
 Area: 9.4 Square Miles

Impacted Item	Impacts		
	Beneficial	Not Significant	Adverse
Natural conditions and features, scenic views, heritage trees, etc.		X	
Production of waste or litter		X	
Air quality		X	
Water quality and supply		X	
Drainage patterns		X	
Steep slopes and earth conditions	X		
Riparian growth	X		
Historical and archeological buildings and sites	X		
Agricultural production		X	
Fire hazards	X		
Commercial development	X		
Industrial development	X		
Recreation and Open Space	X		
Mineral and natural resources		X	
Flooding	X		
Rare or endangered species		X	
Other wildlife	X		
Noise		X	
Light or glare		X	
Planned land use	X		
Location and distribution of the human population	X		
Housing development	X		
Public construction costs	X		
Private construction costs		X	
Transportation	X		
Utility costs	X		
Public services	X		
Employment	X		
Energy consumption		X	

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date _____

For the City of Jackson

RESOLUTION NO. 86-05

A RESOLUTION OF THE JACKSON CITY COUNCIL
ADOPTING A REVISED HOUSING ELEMENT.

WHEREAS, the City Council of the City of Jackson has caused the preparation and review of amendments to the Housing Element of the General Plan of the City of Jackson to achieve conformance with the guidelines of the State of California; and

WHEREAS, the Planning Commission has held a public hearing on and reviewed said draft Housing Element, and recommended to the City Council for adoption thereof; and

WHEREAS, the Jackson City Council has held a public hearing on and reviewed said draft Housing Element, which amendment constitutes a mandatory compliance with State law:

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Jackson that the policies, goals and recommendations comprising the revised Housing Element of January, 1986, of the General Plan of the City of Jackson are found to be in conformance with the guidelines of the State of California; are of no significant impact under the California Environmental Quality Act (CEQA) and the Negative Declaration therefor is hereby approved, and said Housing Element of January, 1986, is hereby approved and adopted in accord with the 1/22/86 recommendation of the Planning Commission.

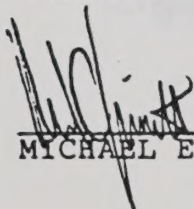
The foregoing resolution was duly passed and adopted by the City Council of the City of Jackson at a regular meeting on the 27th day of January, 1986, by the following vote:

AYES: Councilmen Spinetti, Taylor, Selman, Vicini and Pietronave

NOES: None

ABSENT: None

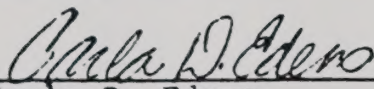
CITY OF JACKSON



MICHAEL E. SPINETTI, MAYOR

ATTEST:

JOHN A. HUBERTY, CITY CLERK

By 

Carla D. Edens
Deputy City Clerk

RESOLUTION NO. 87-12

A RESOLUTION OF THE JACKSON CITY COUNCIL
ADOPTING AN AMENDED NOISE ELEMENT.

WHEREAS, the City Council of the City of Jackson has caused the preparation and review of amendments to the Noise Element of the General Plan of the City of Jackson to achieve conformance with the guidelines of the State of California; and

WHEREAS, the Planning Commission has reviewed said draft Noise Element amendment and recommended to the City Council for adoption thereof; and

WHEREAS, the Jackson City Council has held a public hearing on and reviewed said draft Noise Element, which amendment constitutes a mandatory compliance with State Law:

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Jackson that the policies, goals and recommendations comprising the revised Noise Element of February, 1987, of the General Plan of the City of Jackson are found to be in conformance with the guidelines of the state of California; are of no significant impact under the California Environmental Quality Act (CEQA) and the Negative Declaration therefor is hereby approved, and said Housing Element of February, 1987, is hereby approved and adopted in accord with the recommendation of the Planning Commission.

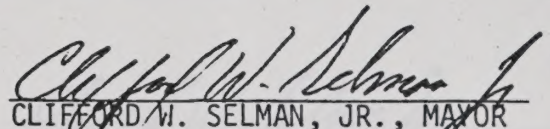
The foregoing resolution was duly passed and adopted by the City Council of the City of Jackson at a regular meeting on the 23rd day of February, 1987, by the following vote:

AYES: Councilmen Selman, Taylor, Spinetti, Vicini and Pietronave

NOES: None

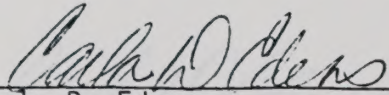
ABSENT: None

CITY OF JACKSON


CLIFFORD W. SELMAN, JR., MAYOR

ATTEST:

JOHN A. HUBERTY, CITY CLERK

By 
Carla D. Edens
Deputy City Clerk

RESOLUTION NO. 87-14

A RESOLUTION OF THE JACKSON CITY
COUNCIL ADOPTING AN AMENDMENT TO
THE GENERAL PLAN OPEN SPACE AND
CONSERVATION ELEMENT.

WHEREAS, the Planning Commission has recommended certain amendments to the General Plan policy on Agriculture; and

WHEREAS, the Jackson City Council has held a public hearing on and reviewed said policy amendments:

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Jackson that the policies, goals and recommendations comprising the City policy on Agriculture be as set forth in paragraph 3 of AGRICULTURE, in the Open Space and Conservation Element of the General Plan of the City of Jackson and hereby amended to read in full as follows:

It is the policy of the City of Jackson to encourage the maintenance of agricultural lands as open space conservation areas, so long as the owners of those lands desire such uses, and to zone agricultural lands within or annexing to the City, at large minimum parcel size such as 40 acre minimum, to encourage conservation of agricultural lands, where applicable.

The foregoing resolution was duly passed and adopted by the City Council of the City of Jackson at a regular meeting on the 9th day of March, 1987, by the following vote:

AYES: Councilmen Selman, Taylor, Vicini and Pietronave

NOES: None

ABSENT: Councilman Spinetti

CITY OF JACKSON


CLIFFORD W. SELMAN, JR., MAYOR

ATTEST:

JOHN A. HUBERTY, CITY CLERK

BY


CARLA D. EDENS, DEPUTY CITY CLERK

1. The Board of Directors of the City of Jackson, Mississippi, has received a letter from the Board of Directors of the City of New Orleans, Louisiana, dated March 1, 1967, regarding the proposed merger of the two cities.

2. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

3. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

4. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

5. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

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7. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

8. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

9. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

10. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

11. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

12. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

13. The Board of Directors of the City of Jackson, Mississippi, has held a public hearing on the proposed merger of the two cities on March 1, 1967.

RESOLUTION NO. 81-68

A RESOLUTION APPROVING
AND ADOPTING THE CITY OF
JACKSON GENERAL PLAN.

WHEREAS, the City Council and the Planning Commission of the City of Jackson have held many public hearings and work sessions on the City's revised General Plan; and

WHEREAS, the resulting General Plan reflects and encompasses the public interests and objectives for the City, as proposed and discussed in said hearings and meetings:

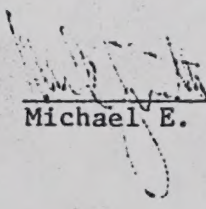
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Jackson does hereby approve and adopt the revised General Plan subject to the recommendations of the Planning Commission and the corrections authorized by this body on the Land Use and Circulation Element Maps and textual corrections in the Housing Element.

The foregoing resolution was duly passed and adopted at an adjourned regular meeting of the City Council of the City of Jackson on the 13th day of October, 1981, by the following vote:

AYES: Councilmen Spinetti, Pohmajevich, Selman and King

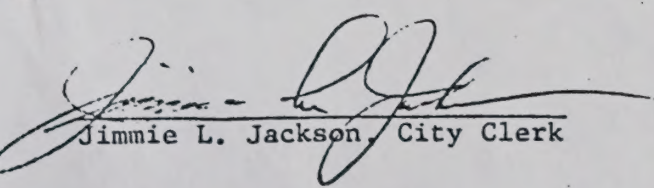
NOES: None

ABSENT: Councilman Vicini



Michael E. Spinetti, Mayor

ATTEST:



Jimmie L. Jackson, City Clerk

A RESOLUTION APPROVED
AND ADOPTED BY THE CITY OF
JACKSON, MISSISSIPPI

WHEREAS, the City Council of the City of Jackson, Mississippi, has received a petition from the citizens of the City of Jackson, Mississippi, requesting that the City Council of the City of Jackson, Mississippi, take certain action with respect to the City's General Fund;

AND WHEREAS, the City Council of the City of Jackson, Mississippi, has received a petition from the citizens of the City of Jackson, Mississippi, requesting that the City Council of the City of Jackson, Mississippi, take certain action with respect to the City's General Fund;

AND WHEREAS, the City Council of the City of Jackson, Mississippi, has received a petition from the citizens of the City of Jackson, Mississippi, requesting that the City Council of the City of Jackson, Mississippi, take certain action with respect to the City's General Fund;

THE FOREGOING RESOLUTION WAS ADOPTED AND ADOPTED AS AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI, ON THE 11TH DAY OF OCTOBER, 1951, BY THE FOLLOWING VOTE:

AYES: Councilmen Edwards, Johnson, and Lee

NOES: None

ABSENT: Councilman Smith

WILLIAM L. JACKSON, Mayor

WILLIAM L. JACKSON, Mayor

